PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

6:00 PM Work Session **October 15, 2026**
7:00 PM Public Hearings begin

AGENDA

REGULAR MEETING 6:00pm

**Members of the public also have the option to join this meeting over Zoom; a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_teYas54TTmieV9zE4PMyzQ

I. WORK SESSION WITH CONSERVATION COMMISSION

A. Article 10 Zoning Amendments

II. APPROVAL OF MINUTES

A. Approval of the September 17, 2026 meeting minutes.

III. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

A. The request of **Marissa Valverde (Owner), Copley Properties LLC (Applicant),** for property located at **20 Central Avenue** requesting Site Plan Review approval.

SUBDIVISION REVIEW

B. The request of **Marissa Valverde (Owner), Copley Properties LLC (Applicant),** for property located at **20 Central Avenue** requesting Preliminary and Final Subdivision approval.

IV. PUBLIC HEARINGS – OLD BUSINESS

A. The request of **One Twenty Four Group Inc (Owner),** for property located at **124 Heritage Avenue** requesting a Wetland Conditional Use Permit from Section 10.1017.50 and amended Site Plan approval for minor site improvements including stormwater

conveyance modifications, a garden, ADA accessible ramp, parking lot re-striping, lighting, and landscaping. The project proposes an increase of 498 square feet of impervious surface within the wetland buffer area. Said property is located on Assessor's Map 284 Lot 8 and lies within the Industrial (I) District. (LU-26-61)

V. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **Marissa Valverde (Owner), Copley Properties LLC (Applicant),** for property located at **20 Central Avenue** requesting Preliminary and Final Subdivision approval and Site Plan Review approval for the subdivision of one lot into three lots, each with a single-family dwelling and associated site improvements and a Conditional Use Permit from Section 10.674.10 Highway Noise Overlay District. Said property is located on Assessor Map 209 Lot 30 and lies within the General Residence A (GRA) and Highway Noise Overlay Districts. (LU-26-84)

B. The request of **Society for the Protection of Forests (Owner)**, for property located at **400 Little Harbor Road** requesting a Wetland Conditional Use Permit from Section 10.1017.50 to replace an existing set of stairs with a new landing and stairs to conform with current egress requirements. The new landing and stairs will create approximately 55 s.f. of permanent impacts to the wetland buffer. The applicant will be adding four highbush blueberry bushes on site to help mitigate the impacts to the wetland buffer. Said property is located on Assessor Map 203 Lot 8 and lies within the Rural (R) District. (LU-26-68)

VII. CITY COUNCIL REFERRALS

A. 0 Elm Street

B. 361 Hanover Street **-** Landscape and pole license over City property

C. Cornwall Street

D. Taft Road

E. Heritage Commission

F. Preapproved Plans for Accessory Dwelling Units

VI. OTHER BUSINESS

A. 48 Langdon Street - Requesting a second 6-Month extension to the Subdivision approval, which is set to on November 20, 2026. (LU 25-124)

B. Board discussion on Regulatory Amendments

C. Chairman updates and discussion items

VII. ADJOURNMENT

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City of Portsmouth
Planning Department
1 Junkins Ave, 3rd Floor
Portsmouth, NH
(603)610-7216

Memorandum

To: Planning Board

From: Peter Stith, AICP
Assistant Planning Director

Date: October 8, 2026

Re: Recommendations for the October 15, 2026 Planning Board Meeting

I. WORK SESSION WITH CONSERVATION COMMISSION – ARTICLE 10 DRAFT ZONING AMENDMENTS

Background

At the request of the Planning Board and Conservation Commission, a joint work session has been scheduled to review proposed amendments to Article 10 (Wetlands and Related Waters Protection). The draft incorporates revisions from the Planning Board Chair and recommendations from the Conservation Commission. The purpose of the work session is to discuss the proposed changes, identify areas of agreement and disagreement, and provide direction on revisions to the draft ordinance.

II. APPROVAL OF MINUTES

A. Approval of the September 17, 2026 meeting minutes

Planning Department Recommendation

1) Board members should determine if the draft minutes include all relevant details for the decision-making process that occurred at the September 17, 2026 meeting and vote to approve meeting minutes with edits if needed.

III. DETERMINATION OF COMPLETENESS

SITE PLAN REVIEW

A. The request of **Marissa Valverde (Owner), Copley Properties LLC (Applicant),** for property located at **20 Central Avenue** requesting Site Plan Review approval

SUBDIVISION REVIEW

B. The request of **Marissa Valverde (Owner), Copley Properties LLC (Applicant),** for property located at **20 Central Avenue** requesting Preliminary and Final Subdivision approval.

Planning Department Recommendation

Vote to determine that Item A is complete according to the Subdivision Ordinance, (contingent on the granting of any required waivers under Section V of the agenda) and to accept the application for consideration.

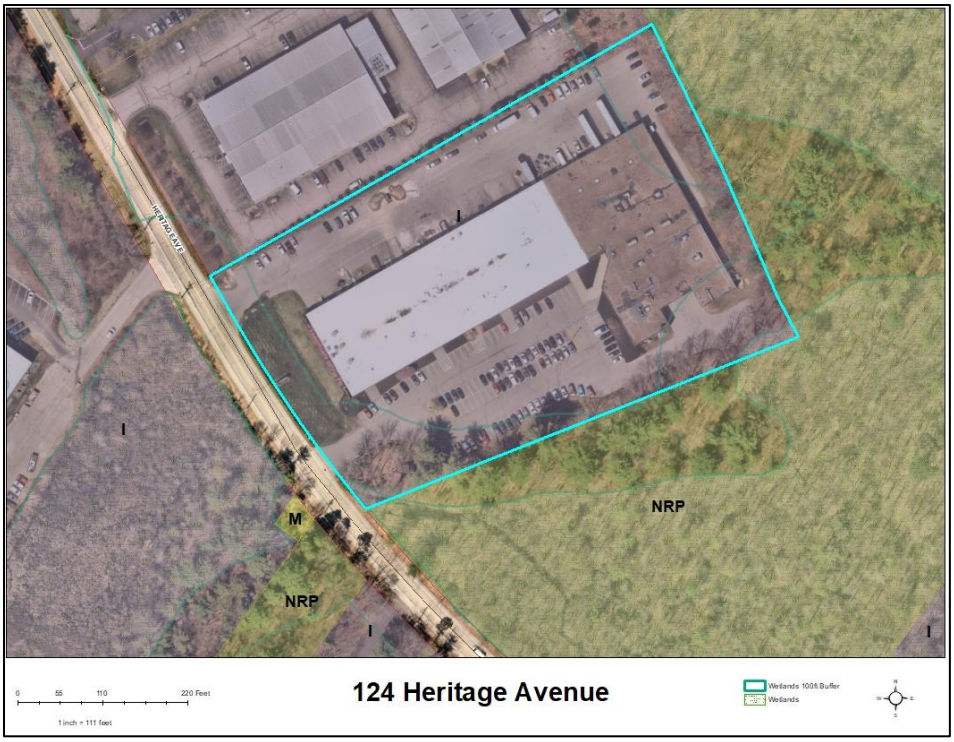
The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.

IV. PUBLIC HEARINGS – OLD BUSINESS

A. The request of **One Twenty Four Group Inc (Owner),** for property located at **124 Heritage Avenue** requesting a Wetland Conditional Use Permit from Section 10.1017.50 and amended Site Plan approval for minor site improvements including stormwater conveyance modifications, a garden, ADA accessible ramp, parking lot re-striping, lighting, and landscaping. The project proposes an increase of 498 square feet of impervious surface within the wetland buffer area. Said property is located on Assessor's Map 284 Lot 8 and lies within the Industrial (I) District. (LU-26-61)

Project Background

The applicant proposes to establish a community garden within the existing lawn area located in front of the building which is located within the 100' wetland buffer area and a prime wetland buffer from across Heritage Avenue. The proposal also includes construction of an ADA-accessible ramp, parking lot restriping, site lighting upgrades, stormwater improvements, landscaping, and associated site enhancements. The project includes an increase of approximately 498 sf of impervious surface within the wetland buffer area. The applicant is also seeking amended site plan approval for the site improvements.



Staff Analysis – Wetland CUP

According to Article 10 Section 10.1017.50 the applicant must satisfy the following conditions for approval of this project.

1. The land is reasonably suited to the use activity or alteration.

The land proposed for the new garden beds and associated site improvements is an existing lawn with stormwater infrastructure. The land is currently across a street and a driveway from the wetland resources and has drainage conveyances through existing underground systems. The proposed use is an increase in landscaping and gardening along with a slight increase in impervious surfaces – this should increase foot traffic in the area but drainage improvements will help to protect what is running downstream to the wetlands.

2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

This property is mostly impervious due to its industrial uses and this is the only location on site that has the proper conditions suitable to gardening and an outdoor classroom. The majority of this project's impacts are temporary to the wetland buffer with the exception of the new ADA accessible ramp, the installation of a new mounted sign, riprap apron and riprap dissipation area, and the addition of new granite curbing.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

It appears that this site has stormwater drainage flowing through it that connects to the wetland adjacent as well as the prime wetland across the street. This will be restored as a grass-lined swale as part of this project and the addition of native shrubs and seed mixes should help to filter any runoff on this site hat previously traveled across the existing lawn.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

This project appears to be altering an existing grass lawn area and the disturbed project area is proposed to be seeded with native seed mixes and planted with native shrubs to help improve the vegetation within this section of the wetland buffer.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

This proposal does include an increase in impervious surfaces to the wetland buffer but the inclusion of native plantings, seed mixes, and improvements to the existing stormwater system draining to the wetland should help to limit any adverse impacts from this construction.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

This application does not propose impacts within the 25' vegetated buffer strip.

Project Review, Decisions, and Recommendations

The project was before the Conservation Commission. See below for details.

Conservation Commission

The applicant was before the Conservation Commission at its regularly scheduled meeting of Wednesday, August 12, 2026 the Commission unanimously (7-0) to recommend approval with following conditions:

Prior to project completion:

1. In lieu of the requirements of Section 10.1018.40 of the Zoning Ordinance to permanently install wetland boundary markers, applicant shall install an educational sign in the new garden area or area of the swale describing the sensitivity of the adjacent wetlands and the importance of the filtration of stormwater runoff into the revived grassed-swale.

Technical Advisory Committee

At their regularly scheduled meeting of Tuesday, August 4, 2026 meeting TAC voted to recommend that the Planning Board approve the site plan with the following conditions:

1. *Add a light at the east entrance drive.*
2. *Provide a bypass apron downstream of the rain guardian to allow runoff to continue to the swale/detention area in the event the rain guardian becomes clogged and prevent stormwater from flowing down the driveway and into the roadway.*
3. *Ensure water from the east driveway finds its way into the catch basin by providing a paved apron to the drain.*
4. *The front monument sign needs to be certified by the surveyor after construction to be completely out of the ROW.*
5. *Verify that all the CMP pipes shown are still in good condition and don't need replacement.*
6. *Provide additional striping for dumpsters.*

Planning Department Recommendation

Wetland Conditional Use Permit

1) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as amended.

2.) Vote to grant the Conditional Use Permit with the following conditions:

2.1 Prior to project completion: In lieu of the requirements of Section 10.1018.40 of the Zoning Ordinance to permanently install wetland boundary markers, applicant shall install an educational sign in the new garden area or area of the

swale describing the sensitivity of the adjacent wetlands and the importance of the filtration of stormwater runoff into the revived grassed-swale.

Planning Department Recommendation
Site Plan Review Approval

1) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.

(Alt.) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as amended.

2.) Vote to grant Amended Site Plan Approval as presented.

The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.

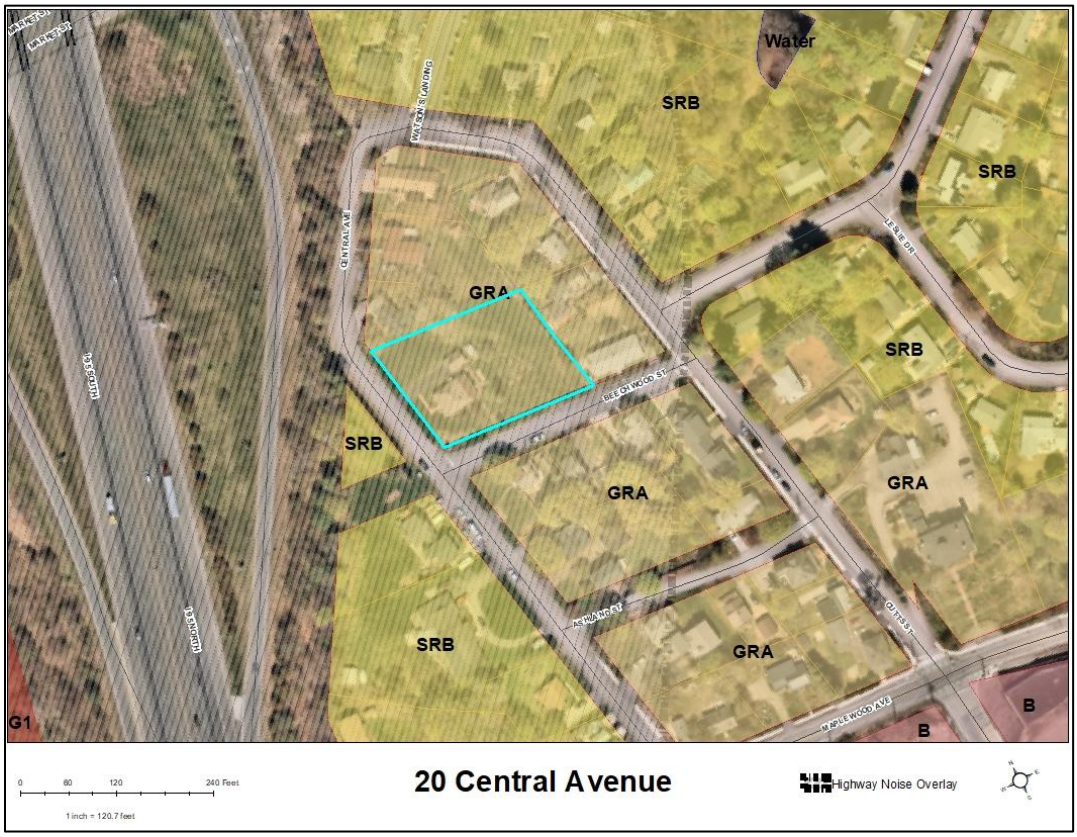
V. PUBLIC HEARINGS – NEW BUSINESS

B. The request of **Marissa Valverde (Owner), Copley Properties LLC (Applicant),** for property located at **20 Central Avenue** requesting Preliminary and Final Subdivision approval and Site Plan Review approval for the subdivision of one lot into three lots, each with a single-family dwelling and associated site improvements and a Conditional Use Permit from Section 10.674.10 Highway Noise Overlay District. Said property is located on Assessor Map 209 Lot 30 and lies within the General Residence A (GRA) and Highway Noise Overlay Districts. (LU-26-84)

Project Background

The application proposes to merge seven historically separate but contiguous lots under common ownership, subdivide the resulting 28,972-square-foot parcel into three conforming residential lots, demolish the existing single-family dwelling and accessory structures, and construct three new single-family homes with associated driveways, utility connections, stormwater management facilities, landscaping, and site improvements. Two of the proposed homes would take access from Beechwood Street and one home would take access from Central Avenue.

In addition to site plan and subdivision, this project requires a Conditional Use Permit to allow construction of three new single-family residences within the Highway Noise Overlay District (HNOD). In support of the application, the applicant submitted a noise analysis prepared by Reuter Associates, LLC, which evaluated anticipated noise levels associated with nearby transportation corridors and the proposed residential development. The analysis concludes that the project can comply with the Ordinance's interior and exterior noise standards and that no additional noise mitigation measures are required beyond standard residential construction methods.



Project Review, Decisions, and Recommendations

The project was before the Technical Advisory Committee. See below for details.

Technical Advisory Committee

At their regularly scheduled meeting of Tuesday, September 1, 2026 meeting TAC voted to recommend that the Planning Board approve the site plan with the following conditions:

1) DPW shall review and approve final plan set before submission to the Planning Board.

2) The 3 new lots will each require new driveway permits.

3) City drainage easement language will need to be amended and approved by the City Council to allow driveway use.

4) Please demonstrate the proposed impact to the State easement is permissible under the easement language.

5) Please provide details for the proposed fence.

6) Confirm location of guy wire for utility pole is correctly positioned.

7) Show location of water service to Lot 1 on property.

8) State size of water and sewer services.

9) City advises moving water and sewer services outside of stormwater ponds (Lot 3). If not moved, then ensure adequate cover of utilities installed.

10) Water, sewer, and stormwater connection permits required for each lot.

11) Submit a final easement plan and written statement from NHDOT.

The conditions have been addressed in the submission or added as conditions of approval below.

Planning Department Recommendation
Highway Noise Overlay District
Conditional Use Permit

1) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.674 of the Ordinance and adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.674 of the Ordinance and adopt the findings of fact as amended.

2.) Vote to grant the Conditional Use Permit as presented.

Planning Department Recommendation
Subdivision

1) Vote to find that the Subdivision Application meets the requirements set forth in the Subdivision Rules and Regulations and to adopt the findings of fact as presented.

(Alt.) Vote to find that the Site Plan Application meets the requirements set forth in the Subdivision Rules and Regulations and to adopt the findings of fact as amended.

2) Vote to grant Preliminary and Final Subdivision Approval with the following conditions:

2.1) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.

2.2) GIS data shall be provided to the Department of Public Works in the form as required by the City.

2.3) Any easement plans and deeds for which the City is a grantor or grantee shall been reviewed and approved by the Planning and Legal

Departments and accepted by City Council.

2.4) The final plat and all easement plans and deeds shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

2.5) Lot merger required prior to recordation of subdivision.

Planning Department Recommendation
Site Plan Review Approval

1) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.

(Alt.) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as amended.

2.) Vote to grant Site Plan Approval with the following conditions:

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

2.1) If applicable, any easement plans and deeds for which the City is a grantor or grantee shall been reviewed and approved by the Planning and Legal Departments and accepted by City Council.

2.2) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

2.3) Provide documentation from NHDOT signing off on drainage easement.

2.4) Revise plans to shift Lot 1 drainage further away from Lot 2 so the deck for Lot 3 can be relocated outside of the drainage easement.

2.5) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit https://www.cityofportsmouth.com/publicworks/stormwater/ptap

2.6)

Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy.

2.7) *All lots will require new driveway permits.*

2.8) Foundation drains are to be constructed outside of the structures only. Sump pumps, if required, are to be discharged outside of the structure into a vertical entry pipe attached to the exterior foundation drain and located adjacent to the exterior of the respective structures.

2.9) *The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;*

2.10) A stormwater inspection and maintenance report shall be completed annually through the City's online portal (link here) for review by the City's Stormwater Division/ Public Works Department.

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

IV. PUBLIC HEARINGS – NEW BUSINESS

C. The request The request of **Society for the Protection of Forests (Owner)**, for property located at **400 Little Harbor Road** requesting a Wetland Conditional Use Permit from Section 10.1017.50 to replace an existing set of stairs with a new landing and stairs to conform with current egress requirements. The new landing and stairs will create approximately 55 s.f. of permanent impacts to the wetland buffer. The applicant will be adding four highbush blueberry bushes on site to help mitigate the impacts to the wetland buffer. Said property is located on Assessor Map 203 Lot 8 and lies within the Rural (R) District. (LU-26-68)

Project Background

The proposal consists of replacing an existing exterior stairway and door with code-compliant emergency egress including a new landing, stairs, and door. The improvements are located within the wetland buffer and will result in a minor increase in impervious area. The project is intended to address life-safety requirements while supporting the continued use of the Education Center.



Staff Analysis – Wetland CUP

According to Article 10 Section 10.1017.50 the applicant must satisfy the following conditions for approval of this project.

1. The land is reasonably suited to the use activity or alteration.

This project seeks to replace a non-compliant set of stairs leading from an entryway with a compliant landing and new set of stairs. This will increase the impervious cover in this area by a small amount and is necessary for complying with the building code. It will replace an existing set of stairs that is within the same area.

2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

This location is already an existing entry/exit for the building that is within the 100' wetland buffer. There is no reasonable alternative for redesigning and constructing an egress elsewhere in the building.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

The proposed work is minimal and should not create any adverse impacts to the wetland functional values of the site. Erosion controls should be installed prior to construction to minimize runoff into the resource. The addition of new wetland buffer plantings could help to mitigate nutrient and sediment runoff in the long-term.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

This project will only be performing construction in a previously developed area where existing stairs are currently sitting. No vegetation removal is being proposed.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

This proposal is to improve an existing entry/exit for safety compliance and is greatly minimizing any impact to the jurisdictional areas. There is no alternative location outside of the wetland buffer that can be easily transformed for this purpose.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

This application does not propose impacts within the 25' vegetated buffer strip.

Project Review, Decisions, and Recommendations

The project was before the Conservation Commission. See below for details.

Conservation Commission

The applicant was before the Conservation Commission at its regularly scheduled meeting of Wednesday, September 9, 2026 the Commission unanimously (7-0) to recommend approval with following conditions:

1.Applicant shall update the site plan prior to submission to the Planning Board to delineate approximate area of silt fencing, the location of the proposed four blueberry bushes, include a note on the plan with the information on who delineated the wetland on site, their NH CWS # and when it was delineated, and the approximate location for an educational sign in lieu of wetland placards.

2. Applicant shall include an educational sign as part of this project that includes educational wetland content and information on the sensitivity of the wetland and surround area.

The Conservation Commission conditions have been incorporated into the Planning Board application.

Planning Department Recommendation
Wetland Conditional Use Permit

1) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as amended.

2.) Vote to grant the Conditional Use Permit as presented.

VI. CITY COUNCIL REFERRALS

A. 0 Elm Street

Background

The City Council has referred a request concerning 0 Elm Street to the Planning Board for review and comment pursuant to RSA 674:41, I(d). The applicant seeks authorization from the City Council to allow the issuance of a building permit for the construction of a single-family dwelling on property located at 0 Elm Street (Tax Map 210, Lot 15), which is proposed to be accessed via an existing private driveway located within the Forrest Street right-of-way.

The property is located at the corner of the paper streets known as Elm Street and Forrest Street. According to the applicant, Elm Street has never been constructed and Forrest Street has only been improved through a privately maintained driveway serving nearby properties. The subject lot is identified on historic subdivision plans recorded in 1902 and revised in 1919. The applicant asserts that, rather than pursuing a determination regarding the status of the paper streets, the request should proceed under RSA 674:41, I(d), which allows the local governing body, after review and comment by the Planning Board, to authorize issuance of building permits on a private road under certain conditions.

The applicant indicates that development of the lot would require additional approvals, including relief from the Zoning Board of Adjustment and one or more Conditional Use Permits from the Planning Board. Authorization under RSA 674:41, I(d) would not constitute land use approval for the proposed dwelling but would allow the applicant to proceed with the permitting process and seek any required approvals from applicable boards.

The Planning Board's role at this stage is limited to providing review and comment to the City Council regarding the request under RSA 674:41, I(d). The City Council will ultimately determine whether to authorize the issuance of a building permit subject to the statutory requirements, including acknowledgement that the City assumes no responsibility for maintenance of the private access or liability resulting from its use. A memo from Deputy City Attorney McCourt was provided at the September 17th meeting with potential options for the Planning Board to consider for the referral back to City Council.

B. 361 Hanover Street – Landscape and Pole license over City property

The applicant requests a license agreement allowing the maintenance and landscaping of a portion of City-owned property and the location of a transformer. The proposed license area is located on City-owned land that abuts the approved redevelopment project at 361 Hanover Street. The City Charter requires Planning Board review of "[a]ny acquisition or disposition of municipal real property, including fee transfers, easements and licenses" prior to final action by the City Council. The Planning Board's role is advisory and intended to ensure that municipal land use decisions are considered within the context of the City's comprehensive planning objectives.

ARTICLE VI: REFERRALS TO PLANNING BOARD (Added 12/21/2009)

Section 11.601: INTENT

The intent of this Article is to ensure that proposed municipal actions relating to land acquisition, disposition or use, and to the laying out, construction or discontinuance of public streets, are considered in the context of the City's comprehensive planning.

Section 11.602: REFERRAL AND REPORT

A. The following matters shall be referred to the Planning Board in writing at least thirty (30) days before final action is taken:

(1) Any acquisition or disposition of municipal real property, including fee transfers, easements and licenses;
(2) Any plan for the construction, alteration, relocation, acceptance or discontinuance of a public way.

B. No final action on a matter listed herein shall be taken until either the Planning Board has reported to the City Council thereon in writing or sixty (60) days have elapsed since the referral without such report.

C. The failure to refer a matter listed herein to the Planning Board shall not affect the legal validity or force of any action related thereto if the Planning Board waives such referral.

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At the September 17, 2026 Planning Board meeting, the Board voted to postpone consideration to the October meeting and request a report back from DPW on the status of the retaining wall along Foundry Place. Included in the packet is a report back from DPW with recommended conditions of the license.

Planning Department Recommendation

Vote to recommend that the City Council approve a landscape license and pole license subject to the Department of Public Works recommendations outlined in the memo dated October 7, 2026.

C. Cornwall Street

Background

The City Council has referred a request to discontinue and release a portion of the public right-of-way, known as Cornwall Street for review and recommendation by the Planning Board. The area proposed for release consists of an unimproved section of the right-of-way that is not presently utilized for public travel but contains municipal sewer infrastructure. The purpose of the referral is to obtain the Planning Board's recommendation regarding whether the proposed release is consistent with the public interest and the City's planning objectives prior to further consideration by the City Council.

The Planning Board's role is advisory and limited to providing a recommendation to the City Council. In evaluating the request, the Board may consider whether the right-of-way continues to serve a transportation, access, utility, drainage, or other public purpose.

Based on the information provided, the subject portion of Cornwall Street does not appear to function as an active public street. However, the area contains an existing municipal sewer line that serves an ongoing public utility purpose. Should the City Council determine that discontinuance of the right-of-way is appropriate, the City should retain a perpetual utility easement sufficient to allow continued access, operation, maintenance, repair, replacement, and upgrade of the existing sewer infrastructure.

Included in the packet is a letter from Deputy City Attorney McCourt with background on Cornwall Street.

Planning Department Recommendation

Vote to recommend the City Council approve the discontinuance of the identified portion of Cornwall Street, subject to recording a municipal utility easement over the existing sewer line in a form acceptable to the City Attorney.

D. Taft Road

Background

James St. Pierre and Shannon Harrington, owners of 20 Taft Road, are requesting the City release its rights to a small paper street adjacent to their property. The release would split the underlying rights equally between them and their neighbors Nicholas and James Whiteman, who reside at 22 Taft Road. Similarly to the prior request for Cornwall Street, the area consists of an unimproved section of the right-of-way that is not presently utilized for public travel but contains municipal sewer infrastructure.

The Planning Board's role is advisory and limited to providing a recommendation to the City Council. In evaluating the request, the Board may consider whether the right-of-way continues to serve a transportation, access, utility, drainage, or other public purpose.

Based on the information provided, the subject portion of this paper street does not appear to function as an active public street. However, the area contains an existing municipal sewer line that serves an ongoing public utility purpose. Should the City Council determine that discontinuance of the right-of-way is appropriate, the City should retain a perpetual utility easement sufficient to allow continued access, operation, maintenance, repair, replacement, and upgrade of the existing sewer infrastructure. Included in the packet is a memo from Deputy City Attorney McCourt on this request.



Planning Department Recommendation

Vote to recommend the City Council approve the discontinuance of the identified portion of Taft Road, subject to recording a municipal utility easement over the existing sewer line in a form acceptable to the City Attorney.

E. Heritage Commission

At the July 13, 2026 City Council meeting, the Council voted to request the Planning Board review the potential establishment of a Heritage Commission and report back to City Council by September 28, 2026. Below is the excerpt from the Council meeting minutes where this was discussed:

Discussion followed about historic homes, concerns with losing valuable heritage buildings and historical information. A Heritage Commission would help provide additional review processes and preservation of naturally occurring affordable housing, apply for grants and education around preservation.

At the August 20, 2026 Planning Board meeting, the Board discussed several approaches to historic preservation outside of the Historic District. Discussion focused on the respective roles of creating a Heritage Commission, the Historic District Commission (HDC), and the existing Demolition Review Ordinance (DRO). The Board also discussed whether additional preservation tools could be developed to address demolition of historically significant structures located outside of the Historic District.

As discussed at the August meeting, a Heritage Commission would serve primarily in an advisory capacity. Potential functions could include conducting historic resource surveys, maintaining inventories of significant historic properties, advising land use boards, applying for grants, promoting public education, and making recommendations regarding preservation policies. While a Heritage Commission may review and comment on projects affecting historic resources, it would not generally possess independent regulatory authority to deny a demolition request.

The Board also discussed the City's existing regulatory tools. Portsmouth currently maintains both the Historic District Commission and the Demolition Review Ordinance. The HDC exercises regulatory authority within the Historic District, while the DRO provides a path for public notice, review, and possible delay of demolitions outside of the Historic District. The Demolition Review Committee has met only three times during the past nine years, suggesting either relatively limited use of the ordinance or limited objection-triggered reviews.

During its August 20 discussion, the Planning Board also considered whether RSA 674:21 (Innovative Land Use Controls) could provide an alternative framework for historic resource protection. The statute authorizes municipalities to adopt innovative land use regulations and designate a board responsible for administering those regulations. This authority could potentially support development of preservation-oriented design standards, demolition review requirements, neighborhood conservation districts, or other regulations intended to protect historic resources outside the Historic District. Unlike a Heritage Commission, which would generally serve in an advisory capacity,

regulations adopted pursuant to RSA 674:21 could provide direct regulatory authority to the Planning Board. This would require developing standards, review criteria, and findings in order to properly review and act on proposals.

The City Council's objectives should guide the next steps. The draft motions below are offered for the Board's consideration in advising the Council on this referral.

Planning Department Recommendation

Option 1: Establish a Heritage Commission

Vote to recommend the City Council establish a Heritage Commission pursuant to RSA 674:44-a and 44-b to assist with historic resource inventories, preservation planning, public education, grant opportunities, and advisory review of matters affecting historic and cultural resources throughout the City.

Option 2: Recommend Further Study

Vote to recommend the City Council further evaluate the scope, responsibilities, membership, staffing requirements, and relationship to existing boards and commissions before establishing a Heritage Commission, and direct staff to prepare additional information for consideration.

Option 3: Innovative Land Use

Vote to recommend the City Council evaluate the use of Innovative Land Use Controls pursuant to RSA 674:21 as a means of protecting historic resources and neighborhood character outside of the Historic District, including, but not limited to demolition review standards, neighborhood conservation/preservation districts, and design review standards.

F. Preapproved Plans for Accessory Dwelling Units

Background

At the June 22, 2026 meeting, the City Council voted to request the Planning & Sustainability Department, in collaboration with the Housing Committee and Planning Board, review already preapproved ADU plans used by other communities to determine whether the City of Portsmouth can adopt existing plans to be approved for use. Below is the discussion from the meeting minutes related to this request.

Councilor Cook explained her reason for this recommendation. She would like for the City to stay ahead of the trend. She explained that the Housing Blue Ribbon Committee is currently working on their Housing Action Plan and is asking for this to be included in that process and that the Planning & Sustainability and Legal Departments look at this in conjunction with the Housing Committee and the Planning Board. Councilor Moreau suggested we ask for a report back from the Legal Department regarding the use of other communities' preapproved plans. Councilor Tabor would like more explanation about how the plans fall within historic district guidelines. Outside the Historic District, the process and cost of approving an ADU is beneficial. Councilor Bagley mentioned this would make things more available by right of home ownership. The more things we can allow our residents to do by right, the easier it may be for them to stay in their homes. In addition to reaching out to other communities with established ADU plans, he mentioned reaching out to Cole Peterson from Portland, Oregon, a guru regarding ADUs for the past 20 years.

Several states and municipalities have recently implemented programs that provide homeowners with standardized ADU designs that have undergone advance review for code compliance. These programs are intended to reduce architectural design costs, shorten permitting timelines, and simplify the process of constructing an ADU. While site-specific review for zoning compliance, utilities, drainage, and other local requirements is typically still required, the building design itself has already been reviewed and approved.

In 2026, the Massachusetts Executive Office of Housing and Livable Communities launched an ADU Design Challenge and now maintains a library of free downloadable ADU designs. The program was established to make ADUs easier and more affordable by providing ready-to-use plans that can reduce design costs and streamline permitting. The designs were specifically developed to address New England building conditions and housing needs.

The State of Vermont is currently developing the "802 Homes" catalog through its Homes for All initiative. The program will provide community-tested, construction-ready plans, including ADUs and other small-scale housing types, that municipalities may adopt to streamline development review and reduce housing development costs. The

initiative focuses on context-sensitive designs compatible with Vermont's existing communities and village centers.

The City could consider developing a Portsmouth-specific catalog of preapproved ADU designs through its own local ADU Design Challenge seeking submissions from architects, builders, and designers. The designs could be tailored to local zoning requirements, neighborhood context, and the Historic District along with compliance with the building code. Issues that may arise from using other municipalities' plans include licensing, ownership rights, compatibility with New Hampshire building codes, and other local regulations.

The City published an ADU Homeowner's Handbook in 2025 containing numerous ADU prototypes, conceptual floor plans, elevations, and design examples tailored to Portsmouth's housing stock and neighborhood character. While portions of the handbook relating to regulations and permitting requirements may need updating following recent changes to the zoning ordinance due to changes in state law, the design examples remain a useful resource for homeowners considering construction of an ADU. The City may wish to evaluate whether updating and expanding these materials could achieve some of the same objectives as a formal preapproved plan program while avoiding the costs associated with developing and maintaining construction-ready preapproved plans.

The Housing Committee has not discussed this topic yet. If the Planning Board wants to wait until it receives input from the Housing Committee prior to reporting back to City Council, the Board should continue discussion until such time.

VII. OTHER BUSINESS

A. 48-50 Langdon Street – Subdivision Extension Request

Background

The applicant is requesting an additional six-month extension of the subdivision granted on November 20, 2025. An initial six-month extension was granted by the Planning & Sustainability Director on April 10, 2026. A second extension requires approval by the Planning Board, which is the subject of this request.

Planning Department Recommendation

Vote to grant a six-month extension of the subdivision to May 20, 2027.

B. Board Discussion of Regulatory Amendments and Other Matters

C. Chairman's Updates and Discussion Items

VIII. ADJOURNMENT

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Article 10 Environmental Protection Standards

Section 10.1010 Wetlands Protection
Section 10.1020 Earth Products Removal and Placement

Section 10.1010 Wetlands Protection

10.1011 Purpose

The purposes of this Section are:

(1) To maintain, and where possible improve, the quality of surface waters and ground water by controlling the rate and volume of stormwater runoff and preserving the ability of **wetland**s to filter pollution, trap sediment, retain and absorb chemicals and nutrients, and produce oxygen.

(2) To prevent the destruction of, or significant changes to, **wetland**s, related water bodies and adjoining land which provide **flood** protection, and to protect **person**s and property against the hazards of **flood** inundation by assuring the continuation of the natural or existing flow patterns of streams and other water courses within the City.

(3) To protect, and where possible improve, potential water supplies and aquifers and aquifer recharge areas.

(4) To protect, and where possible improve, wildlife habitats and maintain ecological balance.

(5) To protect, and where possible improve, unique or unusual natural areas and rare and endangered plant and animal species.

(6) To protect, and where possible improve, shellfish and fisheries.

(7) To prevent the expenditure of municipal funds for the purpose of providing and/or maintaining essential services and utilities which might be required as a result of misuse or abuse of **wetland**s.

(8) To require the use of **best management practices** and **low impact development** in and **adjacent** to **wetland** areas.

10.1012 Relationship to Other Regulations

10.1012.10 The provisions and criteria set forth in this Section are in addition to the provisions of applicable state and federal laws and regulations, other sections of this Zoning Ordinance, and other local ordinances and regulations.

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10.1012.20 Where any provision of this Section conflicts with a state or federal law or regulation, another section of this Zoning Ordinance, or another local ordinance or regulation, the more restrictive provision shall apply.

10.1012.30 Nothing in this Section shall permit a **use** or activity which is contrary to any other provision of the Zoning Ordinance.

10.1012.40 Notwithstanding any other provisions of the Zoning Ordinance, the City of Portsmouth and its administrative and operating agencies and instrumentalities shall comply with the provisions of this Section.

10.1013 Jurisdictional Areas

The provisions of this Section 10.1010 apply to the following jurisdictional areas:

10.1013.10 Any **inland wetland**, other than a **vernal pool**, that is 10,000 square feet or more in area;

10.1013.20 Any **vernal pool** regardless of area.

10.1013.30 Any non-tidal perennial river or stream.

10.1013.40 The **tidal wetland**s of Sagamore Creek, Little Harbour, North Mill Pond, South Mill Pond and part of the Piscataqua River, defined as follows:

(a) Sagamore Creek: Bounded by the easterly side of Peverly Hill Road and the southerly side of Greenleaf Avenue as these cross Sagamore Creek, and extending along the Creek to Little Harbour.

(b) Little Harbour: Extending along the Little Harbour shoreline from the municipal line with the Town of Rye to the southerly side of New Castle Avenue, and including Goose Island, Belle Island, Pest Island and that portion of Shapleigh Island lying south of New Castle Avenue.

(c) North Mill Pond: Extending along the entire shoreline of North Mill Pond between Bartlett Street and Market Street.

(d) South Mill Pond: Extending along the entire shoreline of South Mill Pond west of the tide gate at Pleasant Street.

(e) Piscataqua River: Extending along the shoreline of the Piscataqua River from the northwest side of the I-95 bridge up to and including the waterfront parcel fronting on Porpoise Way.

10.1014 Identification and Delineation of Wetlands and Wetland Buffers

10.1014.10 Wetlands

10.1014.11 Jurisdictional ~~w~~**Wetland**s shall be identified by use of the methodologies in the most current edition(s) of the **Federal Manual** and/or **Field Indicators**, as may be amended and supplemented from time to time and shall be delineated by on-site inspection ~~of soil types,~~

~~vegetation, and hydrology~~ by a **certified wetland scientist** at a time when conditions are favorable for such determination. Such identified **wetland**s shall constitute a **wetland** delineation of any **jurisdictional wetland** under this section.

10.1014.12 A **created wetland** shall be considered a **wetland** for the purposes of this section.

10.1014.13 Any area which may have been a **wetland** but was filled prior to January 1, 1970 or pursuant to properly issued federal, state and local permits granted prior to the adoption of this Ordinance shall be judged according to the conditions existing at the time an application for a **building permit** or subdivision is filed or submitted.

10.1014.20 Wetland Buffers

10.1014.21 The purpose of a **wetland buffer** is to reduce erosion and sedimentation into the **adjacent wetland**, **vernal pool** or water body, to aid in the control of nonpoint source pollution, to provide a vegetative cover for filtration of runoff, to protect wildlife habitat, and to help preserve ecological balance.

10.1014.22 The ~~required~~ **wetland buffer** is ~~for a jurisdictional **wetland** or water body shall be~~ defined as all land within 100 feet of ~~the~~ any jurisdictional ~~area~~**wetland or water body**.

10.1014.23 **Wetland buffer**s, including **vegetated buffer strip**s and limited cut areas, shall be parallel to and measured from the **reference line** for the applicable jurisdictional area on a horizontal plane.

(1) **Inland wetland buffer**s shall be measured from the edges of **inland wetland**s and surface water bodies.

(2) **Tidal wetland buffer**s shall be measured from the edges of **tidal wetland**s and **highest observable tide line**s.

10.1015 Notification to Planning Director

Notice shall be provided to the Planning Director prior to any construction, **demolition**, tree cutting, vegetation removal, or other **alteration** in a **wetland** or **wetland buffer**.

10.1016 Permitted Uses

10.1016.10 The following **use**s, activities and **alteration**s are permitted in **wetland**s and **wetland buffer**s:

(1) Any **use** that does not involve the erection or construction of any **structure** or **impervious surface**, will not alter the natural surface configuration by the addition of fill or by dredging, will not result in site **alteration**s, and is otherwise permitted by the Zoning Ordinance. Examples of such **use**s include forestry and tree farming,

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wildlife refuges, parks and recreational **use**s, conservation and

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nature trails, and **open space**s as permitted or required by the Zoning Ordinance or Subdivision Regulations.

(2) Improvements to existing public rights-of-way and **sidewalk**s.

(3) The construction of piers or docks, provided that all required local, state and federal approvals have been granted.

(4) The construction of an addition or extension to a **one-family** or **two-family dwelling** that lawfully existed prior to the effective date of this Ordinance or was constructed subject to a validly issued conditional use permit, provided that:

(a) The **footprint** area of the addition or extension, together with the area of all prior such additions and extensions, shall not exceed 25 percent of the area of the **footprint** of the principal heated **structure** existing prior to the effective date of this Ordinance or constructed pursuant to a validly issued conditional use permit (this 25 percent limit shall not be based on pre-existing attached or detached garages, sheds, decks, porches, breezeways, or similar **building**s or **structure**s);

(b) The addition or extension shall be no closer to a **wetland** or water body than the existing principal **structure**; and

(c) The addition or extension shall conform with all other provisions of the Zoning Ordinance and with all other applicable ordinances and regulations of the City of Portsmouth.

(5) The use of motor vehicles, except for all-terrain vehicles, when necessary for any purpose permitted by this Ordinance.

(6) Emergency power generator outside the **wetland** and **vegetated buffer strip**, provided that the total **coverage** by equipment and any mounting pad shall not exceed 10 square feet.

(7) **Use**s, activities and **alteration**s that are consistent with a Wetland Protection Plan that has been approved by the Planning Board through the grant of a conditional use permit.

(8) Construction of fences outside the **vegetated buffer strip**, provided that any posts are no wider than 3" in any dimension, and that there are no footings and no ground disturbance beyond the installation of the posts.

10.1016.20 Any **use**, activity or **alteration** not specifically permitted by Section 10.1016.10 above is prohibited unless authorized by the Planning Board through the grant of a conditional use permit.

10.1016.30 When the Planning Director reasonably believes that an existing or proposed **use**, activity or **alteration** that is not specifically permitted by Section 10.1016.10 is located in a **wetland** or **wetland buffer**, and a conditional use permit has not been granted for such **use**, activity or **alteration**, the Planning Director may require a **wetland** delineation complying with Section 10.1014 in order to verify the location or absence of **wetland**s and determine whether the **use**, activity or **alteration** requires a conditional use permit.

10.1017 Conditional Uses

10.1017.10 General

The Planning Board is authorized to grant a conditional use permit for any **use** not specifically permitted in Section 10.1016.10, subject to the procedures and findings set forth herein.

10.1017.20 Application Requirements

10.1017.21 The application shall be in a form prescribed by the Planning Board, and shall include the following information:

(1) Location and area of **lot** and proposed development activities and **use**s;

(2) Location and area of all jurisdictional areas (**vernal pool**, **inland wetland**, **tidal wetland**, river or stream) on the **lot** and, to the extents practical, within 250 feet of the **lot**;

(3) Location and area of **wetland buffer**s on the **lot**;

(4) Description of all proposed construction, **demolition**, fill, excavation, or any other **alteration** of the **wetland** or **wetland buffer**;

(5) **Setback**s of proposed **alteration**s from property lines, jurisdictional areas and **wetland buffer**s;

(6) Location and area of **wetland** impact, new **impervious surface**, previously disturbed **upland**;

(7) Location and description of existing trees to be removed, other **landscaping**, grade changes, fill extensions, rip rap, culverts, utilities;

(8) Dimensions and **use**s of existing and proposed **building**s and **Structure**s;

(9) Locations of any particular site features or constraints that provide support for the proposed **development** activities including, without limitation: bedrock; significant grades; contaminated soils or waters; other development that may exist between the proposed **development** activity and the

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wetland or **wetland buffer**; and any other elements specific to the proposed **development** which provide a basis for a conditional use permit under this section.

(10) A Wetlands Protection Plan;

(11) Information as required by this Article, based on the amount of alteration proposed; and,

~~(9)~~(12) Any other information necessary to describe the proposed ~~construction~~ **development** activity or **alteration**.

10.1017.22 Where the proposed **development** activity ~~project~~ will involve the temporary or permanent alteration of more than 250 sq. ft. of **wetland** and/or **wetland buffer**, the

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application shall provide the following information about the affected **wetland** and **wetland buffer** ~~as follows~~:

(1) More than 250 sq. ft. and less than 1,000 sq. ft. of alteration to the **wetland buffer** (regardless of the amount of **alteration** to the **wetland**): (a) a description of the 100-foot buffer including vegetation type, the percent of the buffer with invasive species, and the percent of the buffer that is paved or developed; and, (b) ~~:~~

~~(1) Up to 1,000 sq. ft. of **alteration** to the **wetland**:~~ a **wetland** characterization that describes the type of **wetland** (e.g., emergent, scrub-shrub, forested), the percent of invasive species, and whether the **wetland** is seasonally flooded.

~~(2)~~ (2) For 1,000 sq. ft. or m~~M~~ore ~~than 1,000 sq. ft.~~ of alteration to the **wetland**: a functions and values assessment equivalent to the model set forth in Appendix A of *The Highway Methodology Workbook Supplement – Wetland Functions and Values: A Descriptive Approach*, NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, September 1999, as amended.

~~(3)(1) More than 250 sq. ft. of alteration to the **wetland buffer** (regardless of the amount of **alteration** to the **wetland**): a description of the 100-foot buffer including vegetation type, the percent of the buffer with invasive species, and the percent of the buffer that is paved or developed.~~

10.1017.23 The application shall describe the impact of the proposed project with specific reference to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way), and shall demonstrate that the proposed site **alteration** is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Ordinance.

10.1017.24 Where feasible, the application shall include removal of existing **impervious surfaces** in an amount at least equal in area to the area of any new **impervious surface area** impact. ~~The intent of this provision is that the project will not result in a net loss of pervious surface within a jurisdictional wetland buffer. If~~

(1) If it is not feasible to remove existing **impervious surfaces** from the wetland buffer in an amount at least equal in area to the area of new **impervious surface** impact, the application shall include a **wetland buffer** enhancement plan that describes how the wetland functions and values will be enhanced to offset the proposed impact.

(2) The intent of this provision is that the approval of the project will not reduce the amount of pervious surface within a jurisdictional wetland buffer.

10.1017.25 A **wetland buffer** enhancement plan shall be designed to enhance the functions of the jurisdictional **wetland** and/or **wetland buffer** on the lot, and to offset the impact of the proposed project.

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(1) The **wetland buffer** enhancement plan shall include a combination of new plantings, invasive species removal, habitat creation areas, improved site hydrology, or protective easements provided offsite.

~~(2)~~ Where the vegetated buffer strip contains grass or non-native plantings, or is otherwise not intact, the first priority of the **wetland buffer** enhancement plan shall be to include revegetation of the vegetated buffer strip with native, low-maintenance shrubs and other woody vegetation.

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(2) 10.1017.26 Where the proposed **development** ~~project~~ activity involves a use, activity or alteration in a **tidal wetland** or **tidal wetland buffer**, the application shall include a **living shoreline** strategy to preserve the existing natural shoreline and/or encourage establishment of a **living shoreline** through restoration, as applicable. Said **living shoreline** strategy shall be implemented unless the Planning Board determines that it is not feasible.

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10.1017.30 Application Review Procedure

10.1017.31 The application for a conditional use permit shall be submitted to the Planning Director.

10.1017.32 The Planning Director shall refer the application to the Conservation Commission for review and comment.

10.1017.33 In addition to the wetlands mapping required for every application under this section, ~~T~~the Planning Board or the Planning Director may require the findings of an independent New Hampshire **certified wetland scientist** or other additional special investigative studies, and may assess the owner reasonable fees to cover the costs of such studies and for the review of documents required by application.

10.1017.34 The Planning Board shall hold a public hearing on the application within 90 days of the initial submittal to the Planning Board, and shall issue a letter of decision within 10 days of the public hearing, or within 10 days of a later meeting if the matter is continued. The time requirements stated herein may be waived by the applicant.

10.1017.35 Public notice for public hearings shall be made in accordance with State law.

10.1017.36 The application process pursuant to this section may proceed prior to and/or run concurrent with the State and Federal permit processes, but the conditional use permit shall not become effective until the State and Federal permits are received.

10.1017.40 Conditional Use Approval

10.1017.41 The Planning Board shall grant a conditional use permit provided that it finds that all other restrictions of this Ordinance are met and that proposed **development** meets all the criteria set forth in section 10.1017.50 or 10.1017.60, as applicable.

10.1017.42 The Planning Board shall evaluate an application for a conditional use permit in accordance with *The Highway Methodology Workbook Supplement – Wetland Functions and Values: A Descriptive Approach*, NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, September 1999, as amended.

10.1017.43 The burden of proof that the criteria required for approval of the conditional use permit exist or are met shall be the responsibility of the applicant.

10.1017.44 Economic considerations alone are not sufficient reason for granting a conditional use permit.

10.1017.45 Where new **impervious surface** is proposed in a **wetland** or **wetland buffer**, the submission of a plan to compensate for such new **impervious surface** does not guarantee that a conditional use permit will be granted.

10.1017.50 Criteria for Approval

Any proposed **development**, ~~other than~~ except: (1) **development** proposals which propose to improve existing conditions of a previously developed site by reducing existing **wetlands** or **wetlands buffer** impacts or improving environmental quality; or (2) installation of utilities within a right-of-way, shall comply with all of the following criteria:

(1) The land is reasonably suited to the **use**, activity or **alteration**.

(2) There is no alternative location outside the **wetland buffer** that is feasible and reasonable for the proposed **use**, activity or **alteration**.

(3) There will be no adverse impact on the **wetland** functional values of the site or surrounding properties;

(4) **Alteration** of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals; and

(5) The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.

(6) Any area within the **vegetated buffer strip** will be returned to a natural state to the extent feasible.

10.1017.51 Improvements to Existing Conditions on Previously Developed Sites

A development proposal that proposes to reduce existing **wetlands** or **wetlands buffer** impacts or to improve environmental quality using state of the practice methods for such improvements on a previously developed site may be considered by the Planning Board based on the conditions of the site or sites under consideration, and the following provisions instead of those set forth in section 10.1017.50;

a) The prior history of the use of the site and adjacent properties if relevant to consideration;
b) If applicable, current environmental degradation that will be mitigated, corrected, or improved by the **development** proposal;
c) Demonstration by the applicant that there will be a demonstrable improvement to overall environmental conditions if the conditional use permit is granted to allow the **development** proposed; and
d) The recommendations and proposed conditions, if any, from the Conservation Commission.

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The Planning Board may require additional information, including from independent experts, under this section to allow consideration of the development proposal.

The Planning Board may grant a conditional use permit under 10.1017.51 if the Planning Board determines and overall improvement to existing conditions will be achieved by the **development** proposal.

~~(6)~~

10.1017.60 Public and Private Utilities within Rights-of-Way in Wetlands and Wetland Buffers

The installation of utilities (including power lines and pipelines) within a right-of-way in an **inland wetland** or **wetland buffer** shall comply with all of the following criteria instead of the criteria set forth in section 10.1017.50:

(1) The proposed construction is in the public interest;

(2) Design, construction, and maintenance methods will utilize **best management practice**s to minimize any detrimental impact of such **use** upon the **wetland** and will include restoration of the site as nearly as possible to its original grade, condition and vegetated state;

(3) No alternative feasible route exists which does not cross or alter a **wetland** or have a less detrimental impact on a **wetland**; and

(4) **Alteration**s of natural vegetation or managed woodland will occur only to the extent necessary to achieve construction goals.

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10.1017.70 Expiration and Extension

10.1017.71 A conditional use permit shall expire one year after the date of approval by the Planning Board unless a **building permit** is issued prior to that date.

10.1017.72 The Planning Board may grant a one-year extension of a conditional use permit if the applicant submits a written request to the Planning Board prior to the expiration date. Any other extension may be granted only after a new public hearing on the reconsideration of the application.

10.1017.80 Wetland Protection Plan

10.1017.81 General

10.1017.810 A Wetland Protection Plan shall be required for all **developments** containing a commercial use, or propose to redevelop a site that previously contained a commercial use that propose to impact **wetland** or **wetland buffer**.

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10.1017.811 The owner of a parcel that contains more than 5 acres and more than 5 residential **structure**s may apply for a conditional use permit for pre-approval of multiple individual projects over a multi-year time frame by submitting a Wetland Protection Plan conforming to the requirements of this section.

10.1017.82 Submission Requirements and Procedures

10.1017.821 Plan Contents: A Wetland Protection Plan shall include the following information:

(1) **Wetland** delineation, **wetland buffer**s (100 feet), limited cut areas (50 feet) and **vegetated buffer strip**s (25 feet).
(2) Existing **building**s, **structure**s, **street**s, **driveway**s and other site improvements.
(3) Calculations of existing **impervious surface** areas (total and within the **wetland buffer**). For a **manufactured housing park** these calculations shall be provided for each dwelling site and for the park as a whole.
(4) Proposed protective measures (e.g., rain gardens, tree plantings, shrub plantings).
(5) Calculations of areas of protective measures and proposed or potential future **impervious surface**s.

10.1017.822 Initial Submission, Review and Approval Procedures: The initial Wetland Protection Plan shall be submitted to the Planning Department and shall be processed following the procedures for an application for a conditional use permit under Section 10.1017.30 and 10.1017.40.

10.1017.823 Effect of Plan Approval: The grant of a conditional use

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permit for a Wetland Protection Plan represents an overall pre-approval of impacts within the **wetland buffer** as

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described on the Plan, subject to the submission of individual site plans in connection with application for a **building permit** that represents a change or increase in **impervious surface** within the **wetland buffer**.

10.1017.824 Permit Site Plans:

(1) Following the approval of a Wetland Protection Plan, each application for a **building permit** that proposes a relocation of or increase in **impervious surface** within the **wetland buffer** shall be accompanied by a permit site plan showing the specific **impervious surface** changes and the specific protective measures proposed as compensation. Said protective measures shall be completed prior to or concurrently with the proposed **impervious surface** impact for which they provide compensation.

(2) The Planning Director may approve a permit site plan that is consistent with an approved Wetland Protection Plan.

(3) If the Planning Director determines that a permit site plan proposes a significant change from the approved Wetland Protection Plan, the owner shall submit an application to the Conservation Commission and Planning Board for an amendment to the conditional use permit.

10.1017.825 Plan Updates: After every 10 **building permit**s have been issued under an approved Wetland Protection Plan, whether authorized administratively or by conditional use permit, the owner shall submit an updated Wetland Protection Plan showing the new existing site conditions and including updated calculations. The updated Plan shall also serve as an application for administrative site plan approval for all site changes that have been made since the previously approved Plan or Plan amendment.

10.1017.83 Wetland Protection Plan Standards

10.1017.831 Except as otherwise provided in this Article, ~~N~~no net increase in **impervious surface** within the **wetland buffer**: **Building**s, **structure**s or other **impervious surface**s may be constructed, expanded or relocated within the **wetland buffer** provided that (1) no new **impervious surface** shall be within 25 feet of the **wetland** boundary, and (2) any new area converted to **impervious surface** shall be compensated for at a 1:1 ratio by the conversion of existing **impervious surface** within the **wetland buffer** to vegetated **open space** (lawn or planted areas). Such

compensatory **open space** does not need to be shown on the approved Wetland Protection Plan, but shall be shown on the permit site plan submitted with the **building permit** application.

10.1017.832 Net increase in **impervious surface** within the **wetland buffer** with compensation: **Building**s, **structure**s or other **impervious surface**s may be constructed, expanded or relocated within the **wetland buffer** provided that (1) no new **impervious surface** shall be within 25 feet of the **wetland** boundary, and (2) the net increase in **impervious surface** shall be compensated for by protective measures that are shown on the approved Wetland Protection Plan at the following ratios:

Protective Measure	Ratio of protective measure area to net **impervious surface** area	
	25'-50' from **wetland**	50'-100' from **wetland**
Rain garden	3.0:1	2.0:1
Tree plantings	3.0:1	2.0:1
Shrub plantings	3.0:1	2.0:1

10.1017.833 Any increase in permanent **impervious surface** permitted through the provision of compensating protective measures shall also permit a temporary impact within the **wetland buffer** equal to two times the area of the permanent impact.

10.1017.834 Any increase in permanent impervious surface, wetlands impacts or wetlands buffer impacts for development proposals containing or redeveloping a site with a commercial use shall be allowed only if approved by conditional use permit pursuant to section 10.1017.51.

10.1018 Performance Standards

10.1018.10 Stormwater Management

All construction activities and **use**s of **building**s, **structure**s, and land within **wetland**s and **wetland buffer**s shall be carried out so as to minimize the volume and rate of stormwater runoff, the amount of erosion, and the export of sediment from the site. All such activities shall be conducted in accordance with **Best Management Practice**s for stormwater management including but not limited to:

1. *New Hampshire Stormwater Manual*, NHDES, current version.

2. *Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials*, NHDES, January 2004.

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10.1018.20 Vegetation Management

10.1018.21 The required **wetland buffer** includes two smaller areas where additional standards and criteria apply: a **vegetated buffer strip** and a limited cut

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area. The width of these areas shall be based on the type of jurisdictional area, as follows:

Jurisdictional Area	**Vegetated Buffer Strip**	Limited Cut Area
Vernal pool	0' - 50'	50' - 75'
Inland wetland, other than **vernal pool**	0' - 25'	25' - 50'
Non-tidal perennial stream or river	0' - 25'	25' - 75'
Inter-tidal area or **tidal wetland** as specified in section 10.1013.40	0' - 25'	25' - 50'

10.1018.22 If the **vegetated buffer strip** specified in Section 10.1018.21 contains an area that has a slope of 10% or more for at least 10 feet in a direction perpendicular to the edge of the jurisdictional area, the required width of the **vegetated buffer strip** shall be increased to 55 feet from the edge of a **vernal pool** and to 40 feet from the edge of any other **wetland**.

10.1018.23 Removal or cutting of vegetation:

(1) Chemical control of vegetation is prohibited in all areas of a **wetland** or **wetland buffer**.

(2) The removal or cutting of vegetation is prohibited in a **wetland** or **vegetated buffer strip**, except that non-chemical control of plants designated by the State of New Hampshire as "New Hampshire Prohibited Invasive Species" is permitted.

(3) The removal of more than 50% of trees greater than 6" diameter at breast height (dbh) is prohibited in the limited cut area.

10.1018.24 Fertilizers:

(1) The use of any fertilizer is prohibited in a **wetland**, **vegetated buffer strip** or limited cut area.

(2) The use of fertilizers other than low phosphate and slow release nitrogen fertilizers is prohibited in any part of a **wetland buffer**.

10.1018.25 Pesticides and herbicides:

The use of pesticides or herbicides is prohibited in a **wetland** or **wetland buffer**, except that application of pesticides by a public agency for public health purposes is permitted.

Article 10 Environmental Protection Standards

Section 10.1010 Wetlands Protection
Section 10.1020 Earth Products Removal and Placement

Section 10.1010 Wetlands Protection

Article 10.1010 was first established on December 18, 1995 and last updated on XXXX.

For definitions, please refer to Article 15.

10.1011 Purpose

The purposes of this Section are:

(1) To maintain, and where possible improve, the quality of surface waters and ground water by controlling the rate and volume of stormwater runoff and preserving the ability of **wetland**s to filter pollution, trap sediment, retain and absorb chemicals and nutrients, and produce oxygen.

(2) To prevent the destruction of, or significant changes to, **wetland**s, related water bodies and adjoining land which provide **flood** protection, and to protect **person**s and property against the hazards of **flood** inundation by assuring the continuation of the natural or existing flow patterns of streams and other water courses within the City.

(3) To protect, and where possible improve, potential water supplies and aquifers and aquifer recharge areas.

(4) To protect, and where possible improve, wildlife habitats and maintain ecological balance.

(5) To protect, and where possible improve, unique or unusual natural areas and rare and endangered plant and animal species.

(6) To protect, and where possible improve, shellfish and fisheries.

(7) To prevent the expenditure of municipal funds for the purpose of providing and/or maintaining essential services and utilities which might be required as a result of misuse or abuse of **wetland**s.

(8) To require the use of **best management practices** and **low impact development** in and **adjacent** to **wetland** areas.

(9) To assist in protecting and improving the future of Portsmouth's resiliency with regard to climate change impacts and maintaining carbon neutrality.

10.1012 Relationship to Other Regulations

10.1012.10 The provisions and criteria set forth in this Section are in addition to the provisions of applicable state and federal laws and regulations, other sections of this Zoning Ordinance, and other local ordinances and regulations.

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10.1012.20 Where any provision of this Section conflicts with a state or federal law or regulation, another section of this Zoning Ordinance, or another local ordinance or regulation, the more restrictive provision shall apply.

10.1012.30 Nothing in this Section shall permit a **use** or activity which is contrary to any other provision of the Zoning Ordinance.

10.1012.40 Notwithstanding any other provisions of the Zoning Ordinance, the City of Portsmouth and its administrative and operating agencies and instrumentalities shall comply with the provisions of this Section.

10.1013 Jurisdictional Areas

The provisions of this Section 10.1010 apply to the following jurisdictional areas:

10.1013.10 Any **inland wetland**, other than a **vernal pool**, that is 10,000 square feet or more in area;

10.1013.20 Any **vernal pool** regardless of area.

10.1013.30 Any non-tidal perennial river or stream.

10.1013.40 The **tidal wetland**s of Sagamore Creek, Little Harbour, North Mill Pond, South Mill Pond and part of the Piscataqua River, defined as follows:

(a) Sagamore Creek: Bounded by the easterly side of Peverly Hill Road and the southerly side of Greenleaf Avenue as these cross Sagamore Creek, and extending along the Creek to Little Harbour.

(b) Little Harbour: Extending along the Little Harbour shoreline from the municipal line with the Town of Rye to the southerly side of New Castle Avenue, and including Goose Island, Belle Island, Pest Island and that portion of Shapleigh Island lying south of New Castle Avenue.

(c) North Mill Pond: Extending along the entire shoreline of North Mill Pond between Bartlett Street and Market Street.

(d) South Mill Pond: Extending along the entire shoreline of South Mill Pond west of the tide gate at Pleasant Street.

(e) Piscataqua River: Extending along the shoreline of the Piscataqua River from the northwest side of the I-95 bridge up to and including the waterfront parcel fronting on Porpoise Way.

10.1014 Identification and Delineation of Wetlands and Wetland Buffers

10.1014.10 Wetlands

10.1014.11 **Wetland**s shall be identified by use of the **Federal Manual** and/or **Field Indicators**, and shall be delineated by on-site inspection of soil types, vegetation, and hydrology by a **certified wetland scientist** at a time when conditions are favorable for such determination.

10.1014.12 A **created wetland** shall be considered a **wetland** for the purposes of this section.

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10.1014.13 Any area which may have been a **wetland** but was filled prior to January 1, 1970 or pursuant to properly issued federal, state and local permits granted prior to the adoption of this Ordinance shall be judged according to the conditions existing at the time an application for a **building permit** or subdivision is filed or submitted.

10.1014.14 An existing connection between an **inland wetland** and a bordering **tidal wetland** shall constitute one resource for the purposes of assessing jurisdictional wetland sizes.

10.1014.20 Wetland Buffers

10.1014.21 The purpose of a **wetland buffer** is to reduce erosion and sedimentation into the **adjacent wetland**, **vernal pool** or water body, to aid in the control of nonpoint source pollution, to provide a vegetative cover for filtration of runoff, to protect wildlife habitat, and to help preserve ecological balance.

10.1014.22 The required **wetland buffer** for a jurisdictional **wetland** or water body shall be defined as all land within 100 feet of the jurisdictional area.

10.1014.23 **Wetland buffer**s, including **no cut/vegetated buffer strip**s and limited cut areas (See Table 10.1018.21), shall be parallel to and measured from the **reference line** for the applicable jurisdictional area on a horizontal plane.

(1) **Inland wetland buffer**s shall be measured from the edges of **inland wetland**s and surface water bodies.

(2) **Tidal wetland buffer**s shall be measured from the edges of **tidal wetland**s and **highest observable tide line**s.

10.1015 Notification to Planning and Sustainability Director

Notice shall be provided to the Planning and Sustainability Director prior to any construction, **demolition**, tree cutting, vegetation removal, **ground disturbance** or other **alteration** in a **wetland** or **wetland buffer**.

10.1016 Permitted Uses

10.1016.10 The following **use**s, activities and **alteration**s are permitted in **wetland**s and **wetland buffer**s:

(1) Any **use** that does not involve the erection or construction of any **structure** or **impervious surface**, will not alter the natural surface configuration by the addition of fill or by dredging with the exception of maintenance dredging within a previously permitted drainage swale, will not result in site **alteration**s, and is otherwise permitted by the Zoning Ordinance. Examples of such **use**s include forestry and tree farming, wildlife refuges, parks and recreational **use**s, conservation and nature trails, and **open space**s as permitted or required by the Zoning Ordinance or Subdivision Regulations.

(2) Improvements to existing public rights-of-way and **sidewalk**s.

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(3) The construction of piers or docks, provided that all required local, state and federal approvals have been granted.

(4) The construction of an addition or extension to a **one-family** or **two-family dwelling** that lawfully existed prior to the effective date of this Ordinance or was constructed subject to a validly issued conditional use permit, provided that:

(a) The **footprint** area of the addition or extension, together with the area of all prior such additions and extensions, shall not exceed 25 percent of the area of the **footprint** of the principal heated **structure** existing prior to the effective date of this Ordinance or constructed pursuant to a validly issued conditional use permit (this 25 percent limit shall not be based on pre-existing attached or detached garages, sheds, decks, porches, breezeways, or similar **building**s or **structure**s);

(b) The addition or extension shall be no closer to a **wetland** or water body than the existing principal **structure**; and

(c) The addition or extension shall conform with all other provisions of the Zoning Ordinance and with all other applicable ordinances and regulations of the City of Portsmouth.

(5) The use of motor vehicles, except for all-terrain vehicles, when necessary for any purpose permitted by this Ordinance.

(6) Emergency power generator outside the **wetland** and **no cut/vegetated buffer strip**, provided that the total **coverage** by equipment and any mounting pad shall not exceed ~~10~~12 square feet.

(7) **Use**s, activities and **alteration**s that are consistent with a Wetland Protection Plan that has been approved by the Planning Board through the grant of a conditional use permit.

(8) Construction of fences outside the **no cut/vegetated buffer strip**, provided that any posts are no wider than 3" in any dimension, and that there are no footings and no ground disturbance beyond the installation of the posts.

(9) Removal of trees within the **no cut/vegetated buffer strip** that are considered high risk and pose imminent danger to a structure on the property. This risk must be determined by an ISA Tree Risk Assessment Qualified Certified Arborist, or state equivalent, and approved by the Planning and Sustainability Director for each individual high-risk tree.

10.1016.20 Any **use**, activity or **alteration** not specifically permitted by Section 10.1016.10 above is prohibited unless authorized by the Planning Board through the grant of a conditional use permit. Any work completed without a permit is subject to fines and other penalties as deemed appropriate by the Planning and Sustainability Director. If a permit is sought after work has been completed within the jurisdictional areas, no other permits may be issued until the corresponding land use application has been closed out.

10.1016.30 When the Planning and Sustainability Director reasonably believes that an existing or proposed **use**, activity or **alteration** that is not specifically permitted by Section

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10.1016.10 is located in a **wetland** or **wetland buffer**, and a conditional use permit has not been granted for such **use**, activity or **alteration**, the Planning and Sustainability Director may require a **wetland** delineation complying with Section 10.1014 in order to verify the location or absence of **wetland**s and determine whether the **use**, activity or **alteration** requires a conditional use permit.

10.1017 Conditional Uses

10.1017.10 General

The Planning Board is authorized to grant a conditional use permit for any **use** not specifically permitted in Section 10.1016.10, subject to the procedures and findings set forth herein.

10.1017.20 Application Requirements

10.1017.21 The application shall be in a form prescribed by the Planning Board, and shall include the following information:

(1) Location and area of **lot** and proposed activities and **use**s;

(2) Location and area of all jurisdictional areas (**vernal pool**, **inland wetland**, **tidal wetland**, river or stream) on the **lot** and within 250 feet of the **lot**;

(3) Location and area of **wetland buffer**s on the **lot**;

(4) Description of proposed construction, **demolition**, fill, excavation, or any other **alteration** of the **wetland** or **wetland buffer**;

(5) **Setback**s of proposed **alteration**s from property lines, jurisdictional areas and **wetland buffer**s;

(6) Location and area of **wetland** impact, new **impervious surface**, previously disturbed **upland**;

(7) Location and description of existing trees to be removed, other **landscaping**, grade changes, fill extensions, rip rap, culverts, utilities;

(8) Dimensions and **use**s of existing and proposed **building**s and **structure**s.

(9) Any other information necessary to describe the proposed construction or **alteration**.

(10) Provide a planting plan detailing species and proposed locations. Where possible, the square footage removed of natural vegetation or managed woodland shall be replanted with similar or more diverse groundcover (maintained lawn is not an acceptable groundcover), shrub, and/or trees as was existing.

(11) Provide location and description of proposed low impact development measures and best management practices for reducing overall impact to the jurisdictional areas.

10.1017.22 Where the proposed project will involve the temporary or permanent alteration of more than 250 sq. ft. of **wetland** and/or **wetland buffer**, the application shall provide information about the affected **wetland** and **wetland buffer** as follows:

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(1) Up to 1,000 sq. ft. of **alteration** to the **wetland**: a **wetland** characterization that describes the type of **wetland** (e.g., emergent, scrub-shrub, forested), the percent of invasive species, and whether the **wetland** is seasonally flooded.
(2) More than 1,000 sq. ft. of alteration to the **wetland**: a functions and values assessment equivalent to the model set forth in Appendix A of *The Highway Methodology Workbook Supplement – Wetland Functions and Values: A Descriptive Approach*, NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, September 1999, as amended.
(3) More than 250 sq. ft. of alteration to the **wetland buffer** (regardless of the amount of **alteration** to the **wetland**): a description of the 100-foot buffer including vegetation type, the percent of the buffer with invasive species, and the percent of the buffer that is paved or developed.

10.1017.23 The application shall describe the impact of the proposed project with specific reference to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way), and shall demonstrate that the proposed site **alteration** is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Ordinance.

10.1017.24 Where feasible, the application shall include removal of **impervious surfaces** at least equal in area to the area of **impervious surface** impact. The intent of this provision is that the project will not result in a net loss of pervious surface within a jurisdictional wetland buffer. If it is not feasible to remove **impervious surfaces** from the wetland buffer at least equal in area to the area of new **impervious surface** impact, the application shall include a **wetland buffer** enhancement plan that describes how the wetland functions and values will be enhanced to offset the proposed impact.

10.1017.25 If required according to Section 10.1017.24, a **wetland buffer** enhancement plan shall be designed to enhance the functions of the jurisdictional **wetland** and/or **wetland buffer** on the lot, and to offset the impact of the proposed project.

(1) The **wetland buffer** enhancement plan shall include a combination of new plantings, invasive species removal, habitat creation areas, low impact development measures, improved site hydrology, or protective easements provided offsite.
(2) Where the **no cut/vegetated buffer strip** contains grass or non-native plantings, or is otherwise not intact, the first priority of the **wetland buffer** enhancement plan shall be to include revegetation of the vegetated buffer strip with native, low-maintenance shrubs and other woody vegetation.

10.1017.26 Where the proposed project involves a use, activity or alteration in a **tidal wetland** or **tidal wetland buffer**, the application shall demonstrate how the proposed project is adapting to sea level rise and includes a **living shoreline** strategy to preserve the existing natural shoreline and/or encourage establishment of a **living shoreline** through restoration, as applicable. Said **living shoreline** strategy shall be implemented unless the Planning Board determines that it is not feasible.

10.1017.27 Where feasible, the application shall include: wildlife corridors and habitat protection measures including but not limited to: curb cuts, slant edge curbing, amphibian tunnels and space under fences to permit wildlife passage and the use of "bird friendly" windows.

10.10.17.28 Where feasible, light and noise pollution should be reduced.

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10.1017.29 Where feasible, the application shall include measures to reduce impacts from stormwater and erosion.

10.1017.30 Application Review Procedure

10.1017.31 The application for a conditional use permit shall be submitted to the Planning and Sustainability Director.

10.1017.32 The Planning and Sustainability Director shall refer the application to the Conservation Commission for review and comment.

10.1017.33 The Planning Board or the Planning and Sustainability Director may require the findings of an independent New Hampshire **certified wetland scientist** or other additional special investigative studies, and may assess the owner reasonable fees to cover the costs of such studies and for the review of documents required by application.

10.1017.34 The Planning Board shall hold a public hearing on the application within 90 days of the initial submittal to the Planning Board, and shall issue a letter of decision within 10 days of the public hearing. The time requirements stated herein may be waived by the applicant.

10.1017.35 Public notice for public hearings shall be made in accordance with State law.

10.1017.36 The application process pursuant to this section may proceed prior to and/or run concurrent with the State and Federal permit processes, but the conditional use permit shall not become effective until the State and Federal permits are received.

10.1017.40 Conditional Use Approval

10.1017.41 The Planning Board shall grant a conditional use permit provided that it finds that all other restrictions of this Ordinance are met and that proposed **development** meets all the criteria set forth in section 10.1017.50 or 10.1017.60, as applicable.

10.1017.42 The Planning Board shall evaluate an application for a conditional use permit in accordance with *The Highway Methodology Workbook Supplement – Wetland Functions and Values: A Descriptive Approach*, NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, September 1999, as amended.

10.1017.43 The burden of proof that the criteria required for approval of the conditional use permit exist or are met shall be the responsibility of the applicant.

10.1017.44 Economic considerations alone are not sufficient reason for granting a conditional use permit.

10.1017.45 Where new **impervious surface** is proposed in a **wetland** or **wetland buffer**, the submission of a plan to compensate for such new **impervious surface** does not guarantee that a conditional use permit will be granted.

10.1017.46 Property constraints such as setbacks, view corridors and economic considerations are not justification for needing to site a project (or portion of a project) within the wetland buffer.

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10.1017.50 Criteria for Approval

Any proposed **development**, other than installation of utilities within a right-of-way, shall comply with all of the following criteria:

(1) The land is reasonably suited to the **use**, activity or **alteration**.

(2) There is no alternative location outside the **wetland buffer** that is feasible and reasonable for the proposed **use**, activity or **alteration**.

(3) There will be no adverse impact on the **wetland** functional values of the site or surrounding properties;

(4) **Alteration** of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

(5) The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.

(6) Any area within the **no cut/vegetated buffer strip** will be returned to a natural state to the extent feasible.

(7) Wetland boundary markers will be permanently placed on-site to mark the wetland and wetland buffer as appropriate and assist in educating the community on sensitive wetlands. Wetland boundary markers are available for purchase through the City of Portsmouth Planning & Sustainability Department and shall be installed prior to the commencement of site work.

10.1017.60 Public and Private Utilities within Rights-of-Way in Wetlands and Wetland Buffers

The installation of utilities (including power lines and pipelines) within a right-of-way in an **inland wetland** or **wetland buffer** shall comply with all of the following criteria instead of the criteria set forth in section 10.1017.50:

(1) The proposed construction is in the public interest;

(2) Design, construction, and maintenance methods will utilize **best management practice**s to minimize any detrimental impact of such **use** upon the **wetland** and will include restoration of the site as nearly as possible to its original grade, condition and vegetated state;

(3) No alternative feasible route exists which does not cross or alter a **wetland** or have a less detrimental impact on a **wetland**; and

(4) **Alteration**s of natural vegetation or managed woodland will occur only to the extent necessary to achieve construction goals.

10.1017.70 Expiration and Extension

10.1017.71 A conditional use permit shall expire one year after the date of approval by the Planning Board unless a **building permit** is issued prior to that date. If a conditional use permit does not require a building permit, such as a restoration plan or after-the-fact permit, then the

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conditional use permit shall expire one year after the date of approval by the Planning Board unless site work has commenced on the project.

10.1017.72 The Planning Board may grant a one-year extension of a conditional use permit if the applicant submits a written request to the Planning Board prior to the expiration date. Any other extension may be granted only after a new public hearing on the reconsideration of the application.

10.1017.80 Wetland Protection Plan

10.1017.81 General

10.1017.811 The owner of a parcel that contains more than 5 acres and more than 5 residential **structure**s may apply for a conditional use permit for pre-approval of multiple individual projects over a multi-year time frame by submitting a Wetland Protection Plan conforming to the requirements of this section.

10.1017.82 Submission Requirements and Procedures

10.1017.821 Plan Contents: A Wetland Protection Plan shall include the following information:

(1) **Wetland** delineation, **wetland buffer**s (100 feet), limited cut areas (50-100 feet) and **no cut/vegetated buffer strip**s (25 feet).
(2) Existing **building**s, **structure**s, **street**s, **driveway**s and other site improvements.
(3) Calculations of existing **impervious surface** areas (total and within the **wetland buffer**). For a **manufactured housing park** these calculations shall be provided for each dwelling site and for the park as a whole.
(4) Proposed protective measures (e.g., rain gardens, tree plantings, shrub plantings).
(5) Calculations of areas of protective measures and proposed or potential future **impervious surface**s.

10.1017.822 Initial Submission, Review and Approval Procedures: The initial Wetland Protection Plan shall be submitted to the Planning Department and shall be processed following the procedures for an application for a conditional use permit under Section 10.1017.30 and 10.1017.40.

10.1017.823 Effect of Plan Approval: The grant of a conditional use permit for a Wetland Protection Plan represents an overall pre-approval of impacts within the **wetland buffer** as described on the Plan, subject to the submission of individual site plans in connection with application for a **building permit** that represents a change or increase in **impervious surface** within the **wetland buffer**.

10.1017.824 Permit Site Plans:

(1) Following the approval of a Wetland Protection Plan, each application for a **building permit** that proposes a relocation of or increase in **impervious surface** within the **wetland buffer** shall be accompanied

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by a permit site plan showing the specific **impervious surface** changes and the specific protective measures proposed as compensation. Said protective measures shall be completed prior to or concurrently with the proposed **impervious surface** impact for which they provide compensation.

(2) The Planning and Sustainability Director may approve a permit site plan that is consistent with an approved Wetland Protection Plan.

(3) If the Planning and Sustainability Director determines that a permit site plan proposes a significant change from the approved Wetland Protection Plan, the owner shall submit an application to the Conservation Commission and Planning Board for an amendment to the conditional use permit.

10.1017.825 Plan Updates: After every 10 **building permit**s have been issued under an approved Wetland Protection Plan, whether authorized administratively or by conditional use permit, the owner shall submit an updated Wetland Protection Plan showing the new existing site conditions and including updated calculations. The updated Plan shall also serve as an application for administrative site plan approval for all site changes that have been made since the previously approved Plan or Plan amendment.

10.1017.83 Wetland Protection Plan Standards

10.1017.831 No net increase in **impervious surface** within the **wetland buffer**: **Building**s, **structure**s or other **impervious surface**s may be constructed, expanded or relocated within the **wetland buffer** provided that (1) No blasting is required, (~~1~~2) no new **impervious surface** shall be within ~~25~~50 feet of the **wetland** boundary, and (~~2~~3) any new area converted to **impervious surface** shall be compensated for at a 1:1 ratio by the conversion of existing **impervious surface** within the **wetland buffer** to vegetated **open space** (~~lawn or~~planted areas). Such compensatory **open space** does ~~not~~ need to be shown on the approved Wetland Protection Plan, ~~but~~ and shall be shown on the permit site plan submitted with the **building permit** application.

10.1017.832 Net increase in **impervious surface** within the **wetland buffer** with compensation: **Building**s, **structure**s or other **impervious surface**s may be constructed, expanded or relocated within the **wetland buffer** provided that (1) no new **impervious surface** shall be within ~~25~~50 feet of the **wetland** boundary, and (2) the net increase in **impervious surface** shall be compensated for by protective measures that are shown on the approved Wetland Protection Plan at the following ratios:

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Protective Measure	Ratio of protective measure area to net **impervious surface** area	
	25'-50' from **wetland**	50'-100' from **wetland**
Rain garden	3.0:1	2.0:1
Tree plantings	3.0:1	2.0:1
Shrub plantings	3.0:1	2.0:1

10.1017.833 Any increase in permanent **impervious surface** permitted through the provision of compensating protective measures shall also permit a temporary impact within the **wetland buffer** equal to two times the area of the permanent impact.

10.1018 Performance Standards

10.1018.10 Stormwater Management

All construction activities and **use**s of **building**s, **structure**s, and land within **wetland**s and **wetland buffer**s shall be carried out so as to minimize the volume and rate of stormwater runoff, the amount of erosion, and the export of sediment from the site. All such activities shall be conducted in accordance with **Best Management Practice**s for stormwater management including but not limited to:

1. *New Hampshire Stormwater Manual*, NHDES, current version.

2. *Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials*, NHDES, January 2004.

10.1018.20 Vegetation Management

10.1018.21 The required **wetland buffer** includes two smaller areas where additional standards and criteria apply: a **no cut/vegetated buffer strip** and a limited cut area. The width of these areas shall be based on the type of jurisdictional area, as follows:

Jurisdictional Area	**No Cut/Vegetated Buffer Strip**	Limited Cut Area
Vernal pool	0' - 25'	50' - ~~75~~100'
Inland wetland, other than **vernal pool**	0' - 25'	~~25~~50' - ~~50~~100'
Non-tidal perennial stream or river	0' - 25'	~~25~~50' - ~~75~~100'
Inter-tidal area or **tidal wetland** as specified in section 10.1013.40	0' - 25'	~~25~~50' - ~~50~~100'

10.1018.22 If the **no cut/vegetated buffer strip** specified in Section 10.1018.21 contains an area that has a slope of 10% or more for at least 10 feet in a direction perpendicular to the edge of the jurisdictional area, the required width of the **no cut/vegetated buffer strip** shall be increased to ~~55~~100 feet from the edge of a **vernal pool** and to ~~40~~100 feet from the edge of any other **wetland**.

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10.1018.23 Removal or cutting of vegetation:

(1) Chemical control of vegetation is prohibited in all areas of a **wetland** or **wetland buffer**.

(2) The removal or cutting of vegetation is prohibited in a **wetland** or **no cut/vegetated buffer strip**, except that non-chemical control of plants designated by the State of New Hampshire as "New Hampshire Prohibited Invasive Species" is permitted.

(3) The removal of any trees in the wetland and buffer is discouraged, and removal of trees greater than 6" diameter at breast height (dbh)~~more than 50% of trees greater than 6" diameter at breast height (dbh)~~ is prohibited in the 100' wetland buffer area~~limited cut area~~.

10.1018.24 Fertilizers:

(1) The use of any fertilizer is prohibited in a **wetland. ~~buffer strip~~** ~~or limited cut area.~~

(2) The use of fertilizers other than low phosphate and slow release nitrogen fertilizers in compliance with NOFA standards is prohibited in any part of a **wetland buffer**.

10.1018.25 Pesticides and herbicides:

The use of pesticides or herbicides is prohibited in a **wetland** or **wetland buffer**, except that application of pesticides by a public agency for public health purposes is permitted.

Section 10.1018.30 Porous Pavement in Wetland Buffer

10.1018.31 All new pavement installed in a **wetland buffer** shall be porous pavement. The Planning Board may allow exceptions to this requirement where it can be demonstrated that the height of ground water, condition of soil, or other factors as described in the application are not appropriate for porous pavement.

10.1018.32 An application that proposes porous pavement in a **wetland buffer** shall include a pavement maintenance plan addressing erosion control, periodic removal of sediment and debris from the porous surfaces, snow management, and repairs.

10.1018.40 Wetland Boundary Markers

Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed ~~during~~ prior to project construction.

10.1018.50 Snow Removal and Management in Private Parking Lots and Roadways.

An application with parking lots and/or roadways on site must designate and mark with signage in the field and on plans snow storage areas and covered salt storage outside of the 50' wetland buffer. If snow storage areas outside of the 50' buffer are not possible, the snow must be transported off site. A winter maintenance plan must be submitted and work must be performed by Green SnowPro certified companies.

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Section 10.1020 Earth Products Removal and Placement

10.1021 Applicability and Permit Requirements

10.1021.10 The removal or placement of more than 100 cubic yards of sod, loam, sand, gravel or quarried stone at any premises in any 1 year shall require a permit from the Planning Board except when incidental to and in connection with the construction of a **building**, **street** or other activity authorized by this Ordinance.

10.1021.20 Any removal or placement of earth products shall comply with State law regardless of whether a permit from the Planning Board is required.

10.1022 Application Requirements

10.1022.10 An application for a permit for earth products removal or placement shall be submitted to the Planning Board in a form specified by the Board.

10.1022.20 The application shall be accompanied by a plan of land, prepared and stamped by a registered land surveyor or civil engineer, showing the following information for the property where the proposed removal or placement of materials is to take place and for all land located within 100 feet of the property:

(a) property lines;
(b) vegetative cover;
(c) all man-made features;
(d) existing topography by 4-foot contour intervals;
(e) proposed temporary and permanent drainage;
(f) proposed topography at 2-foot contours upon completion of the excavation project.

10.1022.30 The estimated quantity of material to be removed or placed and topsoil to be stripped, stockpiled and replaced shall be determined by average end area methods or as approved by the Department of Public Works.

10.1023 Criteria for Approval

The Planning Board shall grant a permit for earth products removal or placement only if a majority of the Board finds that the application complies with all of the following criteria:

10.1023.10 The application is complete and provides sufficient information upon which to base an action; and

10.1023.20 The proposed earth products removal or placement activity will not result in any hazard to the public or to **adjacent** properties; and

10.1023.30 The proposed earth products removal or placement activity will not create a safety hazard due to traffic or other cause; and

10.1023.40 The proposed earth products removal or placement activity will not result in a reduction in property values or a change in the character of a residential neighborhood.

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10.1024 Conditions of Approval

10.1024.10 A permit for earth products removal or placement shall specify conditions pertaining to:

(a) Control of drainage so as to prevent any adverse impact on adjoining parcels during and after work;

(b) Disposition of boulders, vegetation, stumps and other debris including unused material and any **structure**s used in connection with the operations;

(c) The construction of necessary fencing to protect against hazards;

(d) Vegetation to remain as a visual barrier;

(e) Hours of operation;

(f) Routes for transportation of materials and method of transportation so as to minimize impact on surrounding parcels;

(g) **Setback**s of the proposed removal from public rights of way and property lines shall be specified;

(h) The finished level and grading; and

(i) The placing of topsoil for purposes of seeding and planting to prevent erosion or dust.

10.1024.20 A permit for earth products removal, except in a stone quarry, shall specify the following additional conditions for restoring the site upon completion of excavation:

(a) The finished slope shall not exceed a grade of 1 foot vertical distance for each 2 feet of horizontal distance unless stabilized in a manner approved by the Planning Board, which may include the use of rip-rap or retaining walls.

(b) Topsoil shall be placed on finished slopes to a depth of at least 6 inches and shall be seeded and planted with materials approved by the Planning Board and the Conservation Commission.

10.1024.30 A permit for earth products removal or placement shall require the provision of a security in a form and amount approved by the Planning Board, sufficient to guarantee completion of the work in accordance with the conditions in 10.1024.10 and 10.1024.20.

10.1025 Performance Standards

10.1025.10 Earth products removal and placement activities shall respect the existing elevations at all **lot line**s with abutting properties, and shall not raise or lower the finished grades at a side or **rear lot line** in such a way as to create any condition that may be detrimental or depreciating to abutting **lot**s or **use**s.

10.1025.20 Any raising or lowering of finished grades or construction of drainage facilities, swales or retaining walls at a property line shall be subject to review and approval by the **Code Official**.

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10.1025.30 Earth products removal and placement activities shall be designed and carried out so that stormwater either will be infiltrated on site or will flow to a public surface drainage system or existing natural drainage course, both during the activity and upon completion and final grading. Such activities shall utilize stormwater **Best Management Practice**s as set forth in the Planning Board's Site Plan Review Regulations.

10.1025.40 No material used in the filling or raising of land within residential **lot**s shall include any garbage, ash or organic material, or any material detrimental to the stability of the **structure**, as determined by the **Code Official**.

10.1026 Expansion of Pre-Existing Earth Products Removal Activities

Where an earth products removal operation legally existed on a **lot** prior to December 18, 1995, the extension of such activity beyond the required **yard**s of the **lot**, or onto an **adjacent lot** in the same ownership, shall require a permit under this section and shall not be considered an extension of a **nonconforming use**.

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PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

6:00 PM Public Hearings begin **September 17, 2026**

MEMBERS PRESENT:	Rick Chellman, Chairman; Karen Conard, City Manager; Joseph Almeida, Facilities Manager; Beth Moreau, City Councilor; Members Paul Giuliano, Andrew Samonas**,** William Bowen, Ryann Wolf; and Alternates Frank Perier and Logan Roy
ALSO PRESENT:	Peter Stith, Planning Department Manager
MEMBERS EXCUSED:	Anthony Coviello**,** Vice-Chair

Chair Chellman called the meeting to order at 6:00 p.m. Alternates Perier and Roy took voting seats under the other members arrived.

I. APPROVAL OF MINUTES

A. Approval of the **August 20, 2026** meeting minutes.

Ms. Conard moved that the Board approve the August 20, 2026 meeting minutes as presented. Mr. Bowen seconded. The motion passed with all in favor.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION

A. The request of **Alea LLC (Owner)**, for property located at **238 Austin Street** requesting. Preliminary and Final Subdivision Approval to subdivide one lot into two lots and demolition of the existing structures to construct a single-family dwelling on each lot.

Mr. Giuliano moved that the Board determine that Item A is complete according to the Subdivision Ordinance (contingent on the granting of any required waivers under Section III of the agenda) and to accept the application for consideration. Mr. Bowen seconded. The motion passed with all in favor.

III. PUBLIC HEARINGS – NEW BUSINESS

A. The request of **Public Service of New Hampshire d/b/a Eversource Energy, (Owner),** for property located at **400 Gosling Rd/Schiller Substation E194 Utility ROW** requesting a Wetland Conditional Use Permit from Section 10.1017.60 for the replacement of 12 wooden structures with new steel structures which includes 45,531

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square feet of temporary wetland buffer impacts and 37,390 square feet of temporary wetland impacts. Said property is located on Assessor's Map 239 Lots 16, 18; Map 238 Lot 20; Map 237 Lot 56; Map 236 Lot 34; Map 240 Lot 2-1, Map 240 Lots 2-2001, and 3 and lies within the Gateway Neighborhood Corridor (G1), Office Research (OR), Municipal (M), and General Business (GB) Districts. (LU-26-90)

SPEAKING TO THE PETITION [Timestamp 9:17]

Trent Delehante, wetland scientist for VHB, was present on behalf of the applicant. He said the project would replace 12 wooden structures with weathered steel. He said they would use timber matting within the wetlands and buffers and that temporary timber matting was implemented within all the buffer areas after the Conservation Commission July 8 meeting.

[Timestamp 11:46] Mr. Roy asked if the applicant discussed with the Conservation Commission whether permanent wetland markers would be installed. Mr. Delehante said it was not discussed but that they used vinyl ribbon prior to the construction crews coming in. Relating to permanent boundaries, he said the utilities right of ways were easements, so Eversource did not own the ground underneath. Chair Chellman asked if there were invasive species where the mats would be placed. Mr. Delehante agreed and named a few of them. He said they had photos and did not think the matting would cause more invasive species. Chair Chellman asked how the mats would be cleaned to prevent the migration of species offsite. Ashley Botelho of Eversource said the mats would be swept onsite before being removed, and there would be no change in capacity.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD [Timestamp 17:01]

1) Mr. Giuliano moved that the Board find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented. Mr. Almeida seconded. The motion passed with all in favor.

2) Mr. Giuliano moved that the Board grant the Conditional Use Permit as presented. Mr. Almeida seconded. The motion passed with all in favor.

Note: At this point, Councilor Moreau arrived and Mr. Roy resumed his alternate seat.

B. The request of **Alea LLC (Owner)**, for property located at **238 Austin Street** requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots and demolition of the existing structures to construct a single-family dwelling on each lot. Said property is located on Assessor Map 135 Lot 61 and lies within the General Residence C (GRC) District. (LU-25-177)

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SPEAKING TO THE PETITION [Timestamp 18:31]

Project engineer Alex Ross was present, with development team member Matt Boyer and Attorney Monica Kaiser. He reviewed the subdivision request and said they wanted to replace the existing structures with more conforming ones. He said they met with the Technical Advisory Commission (TAC) and got variances from the Zoning Board of Adjustment (ZBA).

[Timestamp 23:28] Mr. Samonas said there were various soil and rock types and asked if there was an alternate plan for the structure's basement. Mr. Ross said TAC added a condition of vibration monitoring for that purpose, so if any ledge were found it could be easily removed. Mr. Almeida asked for more information on the barn's structure and foundation and the small house. Mr. Ross explained why the barn and house were not in good shape. Mr. Bowen asked for more information on the rock substructure, which Mr. Ross explained. Mr. Bowen said he was concerned about intense drilling activity. Mr. Ross said they would use a rainbow rig. Chair Chellman asked about all the activity that would take place from Austin Street or both streets. Mr. Ross said TAC preferred that the activity be from Austin Street and that the details would be sent to the City and the Department of Public Works. Chair Chellman asked if a threshold for the ledge was established and whether it would be pursued if it looked like it would be a big job. Mr. Ross said the ledge removal would take less than a month. Chair Chellman asked if the neighbors would be asked for inspections beforehand. Mr. Ross said there would have to be vibration and monitoring testing for the demolition and foundation work. Mr. Bowen asked if bonding was involved in case the neighbors' homes suffered damage. Mr. Stith said there would be a subdivision bond for the utility work in the right-of-way but not for damage to foundations, and that the contractor would be liable for it. Councilor Moreau asked how the walkway would be secured while removing the structures. Mr. Ross said they would stay away from the cobblestone walkway and do some temporary shoring and would leave the left side along the property line the way it was. He said they would maintain the walkway.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

FIRST ROUND SPEAKERS [Timestamp 41:34]

John Mayer of 68 Cabot Street said he was concerned about the monitoring because his 1813 house had reinforced masonry construction. He said Coffins Ct is 12 feet wide and the fire code requires at least a 20-ft wide access. He asked if the applicant would get a variance.

Keith Smith of 30 Coffins Ct said he had concerns about digging and blasting 15 feet from his house and asked if any work would be done to the property before the Board's approval.

Applicant team member Matt Boyer said if there was a significant amount of ledge, they would do a crawlspace instead. He said the barn already had a 5-ft deep crawlspace, so there would not be a lot of excavation. He said the Austin St house had a full basement, and if there were issues they would use the vibration monitor.

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John Ragonese of 74 Cabot St said it was implied that there used to be a lot line between the two lots. He said there was a lot line but it was not a separate lot because it was a component of his property, so the applicant would be creating a new lot. He asked how the Coffins Ct slope would be stabilized. He recommended postponing the final subdivision.

Laura Stewart of 20 Coffins Ct said she was concerned about the vibration and whether they would be reimbursed for any damage done to her house.

Cindy Smith of 30 Coffins Ct said she was concerned about vibrations and asked that videos be taken on the insides of the surrounding homes. She asked the Board not to subdivide the property because both buildings could be built to fit on the lot and could be accessed from Austin Street.

The applicant's Attorney Monica Kaiser said the configuration, density and so on were considered by the ZBA when they granted the relief. She explained why the barn could not be repurposed and said the construction activities would be regulated by the Building Department. She said the contractors would have the proper liability insurance.

Evan Baker of 20 Coffins Ct said he and his wife lived across from the barn and were against the subdivision. He said the lot did not need to be split and he asked the Board to reconsider it

SECOND ROUND SPEAKERS [Timestamp 58:18]

John Mayer said a barn restoration professional found that the barn could be rehabilitated and that the house could be saved. He asked that the Board meet TAC's request for a Construction Mitigation and Management Plan (CMMP) and a plan for monitoring a condition of their approval. He said his neighbors' houses would be close to the blasting due to the 12-ft road.

John Ragenese of 74 Cabot Street said the notice for that night's meeting referred to the lot as Lot 61, whereas the ZBA said it was Lot 28 in another district. He said it was a factual error and that it must reflect the actual application that was heard at the ZBA's February meeting, so he asked the Board to pause a final decision until they had the correct decision from the ZBA. He said the hardship was not met because the project had double the density of other structures in the zone. He asked that the tree on his lot be removed and that there be a snow storage plan.

Attorney Monica Kaier said hardship was not a part of the Board's analysis and that the ZBA had permitted the creation of the two lots with their structures. She said there was no issue about the Notice of Decision because everyone was there. She said any type of construction of the lots would encompass the same issues, whether it was a house or an ADU or a condo.

THIRD ROUND SPEAKERS [Timestamp 1:10:28]

John Mayer asked what kind of monitoring would be done, what the scope of the CMMP plan was, and whether there was a ledge or not. He said his house was near a 25-ft drop in elevation, so he was sure there was ledge. He asked that the applicant find a use for the barn and the house.

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John Raganese said the barn and house had rodents and that the owner should eliminate all the rodent hazards before demolition. He said the demolition plan and the CCMP should be reviewed by the City and the neighbors and that the barn's demolition must be done from Austin St. He said the neighbors should be notified of any planned road closures a day or two before.

No one else spoke, and Chair Chellman closed the public hearing.

DISCUSSION OF THE BOARD [Timestamp1:15:42]

The Board discussed the requested waiver. Councilor Beth said the street was very narrow for emergency vehicles and now another access point would be created and have at least two or more cars, and the Board would make it more congested by putting a house facing the street and accessing the street. Chair Chellman said it was a City street. He said the ZBA permitted two lots that can now conform to the zoning ordinance as modified, so the Board did not have the discretion to look at hardship and had no authority over demolition. It was further discussed. Mr. Almeida said the applicant did not have to save the barn. He said monitoring vibration was a valid request and that a baseline had to be established for acceptable levels of vibration. The concern about specificity in the CMMP about rodents and critters was discussed. Mr. Stith said the departments of Public Works, Fire, Inspection, Planning, and Legal were usually involved in reviewing it and that it could be a condition. Mr. Samonas said the issue with the ZBA ruling and variances that created a single-family lot on Coffins Ct should be taken up with the ZBA, but he thought the new structure aligned with the neighborhood's characteristics. He hoped the applicant had provisions in place to protect the abutters. Mr. Giuliano said the driveway to the barn could accommodate two vehicles, and he thought congestion would be reduced by what would be built there. He said he did not like the fact that construction would be so close to the existing homes and there was no bond, and he thought the lot looked like two. It was further discussed. Chair Chellman said the Board could ask that construction occur from Austin Street, that the CMMP address rodents and other animals in the barn and house as they are removed, and for an outside review of traffic. He said the proposed single-family residence would probably generate 10 car trips per day. It was further discussed. Councilor Moreau asked if the Board could say that the applicant was not allowed to use blasting to remove ledge. Deputy City Attorney Trevor McCourt said the Board had the power to protect the abutters but questioned what factual record they had to support such a condition. He said he was not convinced that the Board had that level of authority because blasting was regulated locally and by the State. He said there were other conditions that the Board could put in place for noise, dust, and so on. Mr. Almeida said the Board could recommend that a CMMP be developed to address rodent control and pre-demolition and pre-construction vibration monitoring to protect nearby properties.

DECISION OF THE BOARD [Timestamp 1:44:20]

Ms. Conard moved that the Board grant the requested waiver from Section VI.6 Drainage Improvements of the Subdivision Ordinance.

a) *Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.*

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Mr. Samonas seconded. The motion passed with all in favor.

1) Mr. Samonas moved that the Board find that the Subdivision Application meets the requirements set forth in the Subdivision Rules and Regulations and to adopt the findings of fact as presented. Ms. Conard seconded. The motion passed with all in favor.

*2) Mr. Samonas moved that the Board grant Preliminary and Final Subdivision Approval with the following **conditions**:*

2.1) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.

2.2) GIS data shall be provided to the Department of Public Works in the form as required by the City.

2.3) Any easement plans and deeds for which the City is a grantor or grantee shall been reviewed and approved by the Planning and Legal Departments and accepted by City Council.

2.4) The final plat and all easement plans and deeds shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

2.5) Construction Management and Mitigation Plan (CMMP) is required. The CMMP will require a minimum of a 1-day notice to abutters for any street closures and will provide monthly updates to abutters during the life of the project.

2.6) Pre- and post-construction survey and vibration monitoring required during demolition and foundation stage of construction.

2.7) Barn and rodents must be removed prior to recordation of the subdivision plan.

2.8) Preference for demolition and construction for all structures to access and exit through Austin Street.

Ms. Conard seconded. The motion passed with all in favor.

C. The request of **PWED2 LLC (Owner)**, for property located at **921 Islington Street** requesting a Conditional Use Permit from Section 10.0440, Use #19.50 for an accessory outdoor dining and drinking area. Said property is located on Assessor Map 172 Lot 10 and lies within the Character District 4-W (CD4-W). (LU-25-96)

SPEAKING TO THE PETITION [Timestamp 1:58:43]

Project engineer John Chagnon said they wanted to move the patio toward the east side of the building away from the abutting commercial use. He said they would also put in some benches

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and trees. Councilor Moreau asked if the patio was on the left side before. Mr. Chagnon agreed and said the back-of-the-house addition was also on the right side, so that was moved over.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD [Timestamp 2:01:40]

1) Ms. Conard moved that the Board find that the Conditional Use Permit application meets the criteria set forth in Section 10.243.20 and to adopt the findings of fact as presented. Mr. Almeida seconded. The motion passed with all in favor.

2) Ms. Conard moved that the Board approve the conditional use permit as presented. Mr. Almeida seconded. The motion passed with all in favor.

D. The request of **The City of Portsmouth, (Owner),** for property located along **Peverly Hill Road - Side Path Project City ROW** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the reconstruction of approximately 1-mile section of Peverly Hill Road between West Road and Middle Road (NH Route 33). The purpose of the project is to enhance safety for all modes of travel (vehicles, bicyclists, and pedestrians) in conformance with the City of Portsmouth's Complete Street Policy adopted in 2013. The project includes 970 square feet of permanent wetland impacts, 2,488 square feet of temporary wetland impacts, 21,419 square feet of permanent wetland buffer impacts, and 7,294 square feet of temporary wetland buffer impacts on private property. The work within the City ROW is exempt. Said property is located on Assessor's Map 243 Lots 50, 52 and 53, Map 242 Lots 3 and 4, Map 244 Lots 10-A and 10-B, Map 253 Lot 7 and Map 255 Lot 2 and lies within the Single Residence A (SRA), Single Residence B (SRB), Natural Resources Protection (NRP), Gateway Neighborhood Mixed Use Center (G-2), and Municipal (M) Districts. (LU-26-104)

SPEAKING TO THE PETITION [Timestamp 2:03:30]

Department of Public Works Construction Operations Manager Dave Desfosses was present. He said the City applied for a grant to put a sidewalk down Peverly Hill Rd and were granted permission from the State to start the process. He said the sidewalk ended up turning into a sidewalk, a multi-use trail, a buffer between the sidewalk and the road, and a buffer between the trail and the road. As a result, he said Peverly Hill Rd would be narrowed but a multi-use path and sidewalk would be to one side of it. He said the project turned into a $7.2 million road project and included the complete reconstruction of Peverly Hill Road, including new water mains and closed drainage systems. He said the City also required drainage easements from multiple properties and that they were working with them to put in a large gravel wetland behind some commercial properties. He said stormwater infiltration would go beneath the Public Works

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parking lot eventually. He said they were requesting a Conditional Use Permit for the additional private parcels that the City was acquiring easements so that they could do the project.

[Timestamp 2:07:00] Councilor Moreau asked when the project would start. Mr. Desfosses said they were almost finished the right-of-way phase and hoped to bid in the winter and start construction in the spring. He said it would be a two-construction season project.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION [Timestamp 2:08:06]

FIRST ROUND SPEAKERS

Jay Krupp of 375 Greenleaf Ave said he opposed the Conditional Use Permit because the application did not satisfy most of the criteria, which he further described. He said no proposed offer, easements, or agreement was ever presented to him.

SECOND ROUND SPEAKERS [Timestamp 2:11:40]

Jay Krupp said the reason for the application was to have a secret workaround approved to deal indirectly with what the applicant failed to do correctly. He further explained why the application did not meet Criteria 1, 2, 3, 5 or 6.

No one else spoke. Chair Chellman closed the public hearing.

DECISION OF THE BOARD [Timestamp 2:17:18]

1) Mr. Giuliano moved that the Board find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented. Mr. Perier seconded. The motion passed with all in favor.

*2) Mr. Giuliano moved to grant the Conditional Use Permit with the following **condition**:*

2.1) Prior to project completion: In lieu of the requirements of Section 10.1018.40 of the Zoning Ordinance to permanently install wetland boundary markers, applicant shall install an educational sign at some point along the new stretch of the sidewalk or multiuse path with a brief description of the environmental sensitivity of the area, the neighboring prime wetland and how this transportation project improved water quality entering into these systems. As part of this signage, a City of Portsmouth Wetland Boundary Placard shall be included on the signpost for education purposes.

Ms. Wolf seconded.

The drainage system, possible impact on certain parties, and the issue of financial compensation were further discussed.

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The motion passed with all in favor.

E. The request of **Tidewatch Condominium Association, (Owner)**, for property located at **579 Sagamore Avenue** requesting an After-the-Fact Wetland Conditional Use Permit for the removal of a mature beech tree within the vegetated no-cut wetland buffer. The applicant is proposing to plant within three locations in the 25-foot buffer to stabilize the area. Said property is located on Assessor's Map 223 Lot 30 and lies within the Single Residence A (SRA) District. (LU-26-103)

SPEAKING TO THE PETITION [Timestamp 2:24:10]

Kim Rogers of 579 Sagamore Avenue was present on behalf of the owner. He said they inadvertently cut a tree that was in the 25-ft buffer, so they agreed to the Conservation Commission's condition of installing 1-2 buffer markers. He said they would install two trees with a 2-inch calipers, and they would monitor watering and report back periodically. He said if the proposed six trees and shrubs fell below the 80 percent health standard, they would replant.

Ms. Ryan asked if the new trees could get the disease from the soil. Mr. Rogers said the beech trees were removed and had a leaf disease, so they would not plant more beech trees but would probably plant three maples or birches. Chair Chellman asked whether 4-inch caliper trees were considered. Mr. Rogers said they were not because heavy equipment would have to bring them in. It was further discussed. Mr. Rogers said they would monitor everything.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD [Timestamp 2:29:05]

1) Mr. Giuliano moved to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented. Ms. Wolf seconded. The motion passed with all in favor.

*2) Mr. Giuliano moved to grant the Conditional Use Permit with the following **conditions**:*

2.1 In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install two wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department.

2.2 Trees to be planted shall be a minimum of 2-inch caliper at the time of planting.

2.3 Applicant shall monitor the survival of the three trees and eight shrubs and submit annual reports to the Planning & Sustainability Department for the first two years after

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installation. If plant survival is less than 80% after two years, replacement planting shall occur.

Ms. Conard seconded. The motion passed with all in favor.

F. The request of **Rezma Shrestha & Mark Esposito (Owners),** for property located at **224 Cate Street** requesting a Wetland Conditional Use Permit from Section 101017.50 for landscape work which includes regrading, stormwater control, soil aeration, tree removal, and new plantings. The applicant is proposing to regrade approximately 250 square feet of the wetland buffer, removal of dead ash and maple trees, and replant with a mix of native trees and shrubs. Said property is located on Assessor Map 173 Lot 3 and lies within the General Residence A (GRA) District. (LU-26-106)

SPEAKING TO THE PETITION [Timestamp 2:30:17]

Owner Mark Esposito was present and explained how he would fix a lot of damage that the previous homeowner did when he developed the property. He said he would also do some plantings, including replacing the invasive Norway maples and installing a silt barrier.

[Timestamp 2:32:06] Mr. Bowen asked if the pile of woodchips in the side yard belonged to the applicant. Mr. Esposito agreed and said they would use it for organic planting.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD [Timestamp 2:33:30]

1) Councilor Moreau moved to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented. Mr. Almeida seconded. The motion passed with all in favor.

*2) Councilor Moreau moved to grant the Conditional Use Permit with the following **conditions**:*

2.1) No excavation shall occur below the top of the bank of Hodgson Brook as part of this work.

Mr. Almeida seconded. The motion passed with all in favor.

G. POSTPONED TO OCTOBER The request of **124 Group Inc (Owner),** for property located at **124 Heritage Avenue** requesting amended Site Plan approval for minor site improvements including a garden, ADA accessible ramp, parking lot re-striping, stormwater conveyance modifications, lighting and landscaping. Said

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property is located on Assessor's Map 284 Lot 8 and lies within the Industrial (I) District. **POSTPONED TO OCTOBER** (LU-26-46)

*Ms. Conard moved to **postpone** the application to the October meeting. Mr. Almeida seconded. The motion passed with all in favor.*

Note: At this point in the meeting, Ms. Conard asked to take item IV.A, City Council Referral for 0 Elm Street, out of order.

Ms. Conard moved to take Item IV.A out of order. Mr. Giuliano seconded. The motion passed with all in favor.

H. Site Plan Review Regulation Amendments to Article 1, 2, 3, 4, and 5 of the Site Plan Review Regulations. [Timestamp 3:29:10]

SPEAKING TO THE AMENDMENTS

Mr. Stith said the Housing Committee made a recommendation for the City Council to remove the parking from the zoning ordinance and put it in the site plan recommendations. He said the Board reviewed it in June and wanted to streamline it. He said zoning amendments were brought to the Council for first reading and a meeting was scheduled for October. He said the key changes are uses that have been consolidated into a broader parking table instead of the expansive use table in the zoning ordinance. He said the Board eliminated shared parking and guest parking. He said parking reductions, shared parking, offsite parking and reserved parking were consolidated into a new section under Parking Flexibility. He said the Loading Area requirements were simplified. He said there was a new Parking Modification section. He said the proposed regulations would allow parking reductions, shared parking, offsite parking, and reserved parking. He said there was a new administrative review process to deal with what happens when there is a change of use that does not require site plan review. He said the Planning Director could approve a change of use that does not require site plan up to four spaces, so the trigger for site review would be five or more spaces, otherwise it would go to the Planning Board for modification. He said factors considered for review included the existing parking, parking demand, site conditions, and any other parking studies that may be provided. He said what did not change were the minimum parking requirements for use, Downtown Overlay, bicycle parking, accessible parking requirements, and a lot of dimensional requirements for parking lots and circulations. He said if the Board made a positive recommendation that night, they would amend it to add the two sections to Section 4.31 of the draft Site Plan Regulations.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE AMENDMENTS [Timestamp 3:34:38]

John Chagnon of 200 Griffin Rd said the parking table that was moved into the site plan regulations was shrunk down to the categories of assignments of parking per use. He said it was followed by Section 4.23, Unlisted Uses, and stated that uses not specifically listed shall be assigned to the most similar parking category by the Planning and Sustainability Director based

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on the nature of the use. He asked if some language about providing for other authoritative sources like the Institute of Transportation Engineers source data would be appropriate. He said it made sense to have fewer categories, but a lot of uses did not fit neatly into those boxes. He asked the Board to consider adding in a definitive source to be a backup for the items and uses that did not fit the table. He asked why the change in Section 2.54, Site Plan Specifications and Required Exhibits and Data, stated that full site plans shall not be larger than 11"x17". Mr. Stith said it was because they were going to use an electronic method. Mr. Chagnon said it stated "full size plan" and that he could not make his plans that large. He suggested that it say that 11"x17" reductions would be accepted but that the plans would still be done on a bigger scale. It was further discussed. Mr. Stith concluded that it was better not to make that particular change.

[Timestamp 3:40:24] City Deputy Attorney McCourt said the Records Retention Law requires that copies of approved site and subdivision plans be kept permanently, which meant either paper format or PDFA. He said the Legal Department's recommended that the copies be kept in paper format because PDFA's technology had changed. He said the Board should at least get the final plans in paper to be kept permanently.

No one else spoke, and Chair Chellman closed the public hearing.

DISCUSSION OF THE BOARD [Timestamp 3:41:24]

The Board discussed the unlisted uses and where the put the ITE and other language in. Mr. Samonas read from Section 4.2.6 and Section 4.3, Parking Flexibility, and he asked how, if a previous use got a variance for their parking calculations and then that existing use changed, the parking flexibility would or would not be applied. Mr. Stith said it would be a new use and approval, and if the use was changed, it might need a variance.

DECISION OF THE BOARD [Timestamp 3:43:15]

Councilor Moreau moved to adopt the proposed Site Plan Review Regulation amendments as amended, with an effective date concurrent with the effective date of the corresponding parking-related zoning amendments currently before the City Council. Ms. Wolf seconded. The motion passed with all in favor.

I. **Subdivision Ordinance Amendments** to Section II Definitions of the Subdivision Ordinance. [Timestamp 3:43:59]

Chair Chellman said it related to making the Board's subdivision regulations conform with the statutory definition of abutter.

SPEAKING TO THE AMENDMENTS

John Chagnon said the packet did not have that but had the Wetlands Ordinance change that was not before the Board. Mr. Stith said it was in the Staff Memo. Mr. Chagnon said the website directed a user to the Wetlands Ordinance change. Chair Chellman said the Wetlands amendment would take place some other time.
Chair Chellman opened the public hearing.

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SPEAKING TO, FOR, OR AGAINST THE AMENDMENTS

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD [Timestamp 3:45:19]

Councilor Moreau moved to amend the Subdivision Ordinance as presented. Ms. Conard seconded. The motion passed with all in favor

Note: At this point in the meeting, the Board addressed Item C, Housing Plan.

IV. CITY COUNCIL REFERRALS

A. 0 Elm Street [Timestamp 2:43:08]

The request was for the Board to review the issuance of a building permit. Attorney Colby Gamester and his client Stephanie Krapow were present. Attorney Gamester said the property was on the corner of Forest and Elm Streets, which were both paper streets. He said there was a house on the corner of Forest St that used a portion of the street as their driveway, and Ms. Krapow spoke to the owner and that they were generally in favor of the house being built at 0 Elm Street. He said the lot would require ZBA relief for at least 2-3 variances and Planning Board relief for the Highway Overlay Noise District before a building permit was issued. He said they wanted the Board to recommend that the City Council authorize the City to issue a building permit on a private road. He said they would improve a width of pavement that would satisfy the Public Works and Fire Departments. He said Attorney McCourt gave two options and that he hoped the Board would vote for the second option, to recommend to the City Council that it give the City the ability to authorize the permit with the conditions contained in the Statute.

[Timestamp 2:47:32] Mr. Bowen asked if it was the same situation as if it were a Home Owners Association (HOA). Attorney Gamester said it was built into the Statute that the City would authorize the issuance of the building permit but not accept any responsibility for the paved portion or the utilities. Councilor Moreau asked if the abutters had been spoken to. Attorney Gamester said the owner spoke with three abutters and received no opposition. Mr. Samonas asked what the likelihood was for the rest of Forest and Elm Streets to be developed on some of those other lots. Chair Chellman said it was highly likely. Mr. Samonas asked if the applicant would be required to create a road with the specifics of a public road or a driveway. Chair Chellman said one of the reasons was to ensure that emergency personnel could get access to properties. He said he was struck by the grade change and thought the Board should see the property before making a decision. Attorney Gamester said it was possible that any one of the lot owners could seek something similar. He said they did some research and did not believe that any part of Forest or Elm Streets would be used in a manner that would open up to the public way. It was further discussed. Chair Chellman asked if the applicant considered formalizing the street into a City street. Attorney Gamester said it would be expensive for one house lot. Mr. Bowen asked who owned the street. Attorney Gamester said the abutting lot owners would own to the central line of Forest Street. Mr. Samonas asked if it would always remain a private street if future development took place. Chair Chellman asked if the applicant would have to exercise agreements with the City to not be responsible for maintenance, emergency access, and so on.

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Deputy City Attorney Gamester said that, under the Class 6 Highway Private Road section, the City would have no responsibility for maintenance or emergency access, nor liability. He said it was an agreement that would have to be executed by the City and the landowner. He said the Board could recommend some conditions to the City Council, such as obtaining appropriate variances or what the agreement may look like if it were executed. It was further discussed. Further development was discussed. Attorney McCourt said that the City currently has no responsibility for the paper street known as Forest St, and if an arrangement were arrived at, there would have to be an agreement about what the nature of the driveway or private road would be, how large it would be, the engineering involved, and so on to service the private lot. He said the grade was an issue with Public Works. The issue of whether the agreement would have to include potential future development was discussed. Attorney McCourt concluded that what was done to the property today would have an impact on the future development of the other parcels. Chair Chellman said he wanted to do a site walk before the October meeting to see if the lot would be harmonious with the other lots and the emergency departments.

DECISION OF THE BOARD [Timestamp 3:58:01]

Mr. Giuliano moved to postpone the request to the October meeting pending site visits by Board members. Ms. Wolf seconded. The motion passed with all in favor.

B. 361 Hanover Street – Landscape and pole license over City property [Timestamp 3:12:27]

Councilor Moreau recused herself. Mr. Stith said it was a request to grant a landscape license for a parcel that surrounds the property as well as a pole license to locate a transformer on City property. Mr. Almeida verified that everything requested was on City property. Mr. Stith said the applicant would maintain the landscaping. Chair Chellman said some of the Board members did a site walk and some of the issues in the back area were the retaining wall and the utilities under the landscape area. He said Public Works was not interested in rebuilding the wall if they did not have to. He asked if there was talk about redoing the wall. Mr. Stith said it was not noted in the attorney's letter. Chair Chellman asked if the landscaped area would have public or private access. Mr. Stith said the intent was for it not to be public.

Project engineer John Chagnon said part of the property adjacent to Rock St would be open to the public. He said there was no way to get to the part on the upside of the wall without crossing private property. He said the request did not include the maintaining or rebuilding the wall but it could be addressed by the City Council. Mr. Almeida asked how it could be accepted that the elevated part could not be accessed by the public. It was further discussed. The leaning wall was further discussed. Chair Chellman said the Board could recommend to the City Council that they accept it with the condition that the developer reconstruct and/or maintain the retaining wall. Mr. Almeida asked if placing the transformer on City property would benefit the neighborhood. Mr. Chagnon said it was part of the public infrastructure and would service the property. Chair Chellman said the developer should be responsible for rebuilding and maintaining the wall and that he would rely on Public Works' input.

DECISION OF THE BOARD [Timestamp 3:27:19]

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Ms. Conard moved to postpone consideration to the October meeting pending a report back from DPW on the status of the retaining wall along Foundry Place. Mr. Giuliano seconded. The motion passed with all in favor.

Note: At this point in the meeting, Ms. Conard asked to take Item V.A, Other Business, 1(15) Congress St extension request, out of order.

Ms. Conard moved to take Item V.A, 1(15) Congress St, out of order. Mr. Almeida seconded. The motion passed with all in favor.

C. Housing Action Plan [Timestamp 3:45:58]

Chair Chellman said the City Council wanted the Board to recommend adopting it. Councilor Moreau said the table had several key implementation steps and the Board was in many of them. Mr. Bowen said he would put some items under the general category of rental, and then have subsets relating to co-living, rooming houses, and single room rentals. He said there was no manufacturing housing component in the plan. He said RSA 79e is a new expanded use that was a powerful tool and should be done selectively and should track the Master Plan. It was further discussed. Councilor Moreau noted that co-living was already included in the plan. The issues of co-housing, single-room rentals, and cottage housing were discussed.

DECISION OF THE BOARD (Timestamp 3:58:00]

Mr. Giuliano moved to recommend the City Council accept the Housing Action Plan as presented. Mr. Samonas seconded. The motion passed 8-1, with Mr. Bowen voting against.

D. Heritage Commission [Timestamp 4:01:33]

Chair Chellman said the goal was to provide education of historic properties. He said the Planning Board could have authority over historic properties and landmarks that it currently does not have, and the Heritage Commission could provide input to help make decisions and could also provide help to the Historic District Commission (HDC) on some of its workload by doing some pre-application work. Mr. Stith said Councilor Moreau could report back to the Board.

There was no action taken.

E. Preapproved Plans for Accessory Dwelling Units+ [Timestamp 4:03:12]

Chair Chellman said the Master Plan was moving along and that the consultants were asked for a quantification of what the City really needed for housing.

There was no action taken.

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V. OTHER BUSINESS

A. 1 (15) Congress Street requesting a **1-Year Extension** to the Conditional Use Co-Living Permit approval granted on September 18, 2025. (LU-22-12) [Timestamp 3:28:12]

DECISION OF THE BOARD

Councilor Moreau moved to grant a one-year extension of the Conditional Use permit to September 18, 2027. Ms. Wolf seconded. The motion passed with all in favor.

Note: At this point, the Board addressed Petition H, Site Plan Review Regulation Amendments.

B. Board Discussion on Regulatory Amendments

i. Article 10 Amendments

There was no action taken.

C. Chairman Updates and Discussion Items

This was not discussed.

VI. ADJOURNMENT

The meeting adjourned at 10:04 p.m.

Submitted,

Joann Breault
Planning Board Meeting Minutes Taker

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Findings of Fact | Site Plan Review
City of Portsmouth Planning Board

Date: 9-17-26
Property Address: 124 Heritage Ave.
Application #: LU-26-46
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	**Finding (Meets Standard/Criteria)**	**Supporting Information**
1	Compliance with all City Ordinances and Codes and these regulations. Applicable standards:	**Meets** **Does Not Meet**	Applicable standards: The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations. The application was recommended for approval on August 4, 2026 at the Technical Advisory Committee Meeting.
2	Provision for the safe development, change or expansion of use of the site.	**Meets** **Does Not Meet**	The application has been reviewed by the Technical Advisory Committee for conformance with these requirements. The application was recommended for approval on August 4, 2026 at the Technical Advisory Committee Meeting.

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	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	**Meets** **Does Not Meet**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
4	Adequate protection for the quality of groundwater.	**Meets** **Does Not Meet**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
5	Adequate and reliable water supply sources.	**Meets** **Does Not Meet**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	**Meets** **Does Not Meet**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	**Meets** **Does Not Meet**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
8	Adequate provision for fire safety, prevention and control.	**Meets** **Does Not Meet**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
9	Adequate protection of natural features such as, but not limited to, wetlands.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for

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Findings of Fact | Wetland Conditional Use Permit
City of Portsmouth Planning Board

Date: 9-17-26
Property Address: 124 Heritage Ave.
Application #: LU-26-61
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	**Finding** **(Meets Criteria for Approval)**	**Supporting Information**
1	*1. The land is reasonably suited to the use activity or alteration.*	**Meets** **Does Not Meet**	The land proposed for the new garden beds and associated site improvements is an existing lawn with stormwater infrastructure. The land is currently across a street and a driveway from the wetland resources and has drainage conveyances through existing underground systems. The proposed use is an increase in landscaping and gardening along with a slight increase in impervious surfaces – this should increase foot traffic in the area but drainage improvements will help to protect what is running downstream to the wetlands.
2	2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*	**Meets** **Does Not Meet**	This property is mostly impervious due to its industrial uses and this is the only location on site that has the proper conditions suitable to gardening and an outdoor classroom. The majority of this project's impacts are temporary to the wetland buffer with the exception of the new ADA accessible ramp, the installation of a new mounted sign, riprap apron and riprap dissipation area,

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	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
			and the addition of new granite curbing.
3	*3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.*	**Meets** **Does Not Meet**	It appears that this site has stormwater drainage flowing through it that connects to the wetland adjacent as well as the prime wetland across the street. This will be restored as a grass-lined swale as part of this project and the addition of native shrubs and seed mixes should help to filter any runoff on this site hat previously traveled across the existing lawn.
4	*4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*	**Meets** **Does Not Meet**	This project appears to be altering an existing grass lawn area and the disturbed project area is proposed to be seeded with native seed mixes and planted with native shrubs to help improve the vegetation within this section of the wetland buffer.
5	*5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*	**Meets** **Does Not Meet**	This proposal does include an increase in impervious surfaces to the wetland buffer but the inclusion of native plantings, seed mixes, and improvements to the existing stormwater system draining to the wetland should help to limit any adverse impacts from this construction.
6	*6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*	**Meets** **Does Not Meet**	This application does not propose impacts within the 25' vegetated buffer strip.
7	**<u>Other Board Findings:</u>**		

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K0076-0066

August 26, 2026

Rick Chellman, Planning Board Chair
City of Portsmouth Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Request for Site Plan Review & Wetland Conditional Use Permit
Map 284 Lot 8 – Proposed Garden & Site Improvements

Dear Chair Chellman:

On behalf of 124 Group Inc (Owner) we are pleased to submit the following information to support a request for a Site Review Permit and a Wetland Conditional Use Permit for the above referenced project.

We are please to submit the following documents for the attention of the Planning Board:

- Conditions of Approval Response Tracker, dated August 26, 2026;
- One (1) 22x34 & one (1) 11x17 copy of the Site Plan Set, last revised August 26, 2026;
- Drainage Analysis, dated July 14, 2026
- Wetland Buffer Exhibit, dated August 11, 2026;
- Project Resource Area Delineation Memo, dated June 22, 2026;
- Site Review Checklist, dated June 22, 2026;
- Wetland Conditional Use Permit Checklist, dated June 22, 2026;
- DRAFT NHDES Standard Dredge and Fill Wetlands Permit Application, dated July 2026;
- Lighting Cut Sheets;
- Application Fee Calculation Form;
- Authorization Form

The proposed project is located at 124 Heritage Avenue which is identified as Map 284 Lot 8 on the City of Portsmouth Tax Maps. The property is a 5.8-acre parcel of land that is located in the Industrial (I) zone. The property is bound to the west by Heritage Avenue, 280-282 Heritage Avenue Industrial property to the north, and undeveloped City owned parcels to the to the south and east. The site currently operates as a multi-tenant industrial/commercial building.

The proposed project consists of the construction of a garden for the use of one of the buildings tenants, Gather. The garden will be located in the front of the existing building in what is currently a maintained lawn area. An ADA accessible ramp is also proposed to provide access to the garden from the existing parking lot. The project will include additional site improvements including parking lot re-striping, stormwater conveyance modifications, lighting, and landscaping.

Wetland Buffers

The proposed project will result in alterations to the 100-foot wetland buffer which is coincident with the state-regulated, municipally designated and duly established, 100-foot Prime Wetland buffer. As such, we anticipate that a Wetland Conditional Use Permit will be required for the project.

A Tighe & Bond New Hampshire Certified Wetland Scientist (CWS) conducted a wetland delineation on October 21, 2025. Wetland 1A is located to the east and south of the subject parcel. Wetland 2A is located to the southwest of the subject parcel, across Heritage Avenue (Map 284 Lot 6). Wetland 2A is a municipally-designated Prime Wetland, and thus includes a duly-established 100-foot Prime Wetlands buffer. An intermittent stream defined by Flag Series 1B and 2B drains both wetlands. The 100-foot buffers associated with these wetlands consist of a paved parked lot and roadway, maintained lawn area, and portions of the existing building. Delineated wetlands are further described in the Wetland Delineation Technical Memorandum provided in Attachment C.

Existing impervious areas within the buffer include the paved roadway, parking lot, and driveway entrances from Heritage Avenue, as well as a portion of the existing building. Proposed changes to impervious surfaces consist of adding an ADA-compliant ramp to enable access to the proposed community garden as well as the removal of bituminous concrete within the buffer to Wetland 1A during the parking lot restriping.

A comparison of the existing and proposed impervious areas within the buffer are summarized in Table 1.

Table 1: 124 Heritage Ave, Wetland Buffer Impervious Surfaces

Buffer Segment	Existing Impervious (SF)	Final Impervious (SF)
0-25 feet	521	565
25-50 feet	3,356	3,553
50-100 feet	20,747	21,066
Total	24,624	25,184
Net Change in Impervious Surface Area (SF)	**+560***	

*The Conservation Commission approved impacts up to 498 square feet in their Letter of Decision dated August 14, 2026. The proposed impacts increased slightly due to requests from the DPW under TAC review to include additional paved areas for drainage performance considerations.

As the proposed project will result in impacts to the duly-established 100-foot Prime Wetland Buffer, Tighe & Bond will coordinate will the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau to determine the applicable mitigation requirements. As part of the proposed mitigation strategy, we are proposing a buffer enhancement including native shrub plantings and reseeding areas adjacent to the community garden with suitable native seed mixes.

LAND USE PERMIT APPLICATIONS

Local Permitting Timeline

The proposed project will require the following site-related approvals from the Planning Board:

- Site Plan Review Permit
- Wetland Conditional Use Permit

To date the applicant has attended the following meetings with the local land-use boards related to the Site Plan:

- May 6th, 2026 – Conservation Commission Site Walk
- May 13th, 2026 – Conservation Commission Work Session
- July 7th, 2026 – Technical Advisory Committee Meeting
- August 4th, 2026 – Technical Advisory Committee Meeting
    - Recommendation for Approval Received
- August 12th, 2026 – Conservation Commission Meeting
    - Recommendation for Approval Received

The project will also require the following approvals from the New Hampshire Department of Environmental Services (NHDES):

- NHDES Standard Dredge and Fill Wetlands Permit (Major Impact)

Site Plan Review Permit

The project will require a Site Plan Review Permit for the site improvements described above in the project summary. The project has previously met with the Conservation Commission (CC) for work sessions.

Zoning Compliance

The enclosed plans have been designed to comply with the City of Portsmouth Zoning Ordinance and the applicable requirements for the project, located within the Industrial (I) Zone.

CONDITIONAL USE PERMITS

Wetland Conditional Use Permit

As the proposed work will result in alterations to the wetland buffer and is not identified as a Permitted Use under Section 10.1016 of the City of Portsmouth Zoning Ordinance, we anticipate that the proposed work will require a Conditional Use Permit for impacts within the 100-foot wetlands buffer.

Wetland Conditional Use Permit Criteria

Based on the above described and enclosed materials, the following addresses how the proposed project warrants the granting of a Wetland Conditional Use Permit by satisfying the following six (6) criteria for approval in Section 10.1017.50 of the Zoning Ordinance:

(1) The land is reasonably suited to the use, activity or alteration.

As the existing land consists of relatively flat, exposed, maintained lawn, it is reasonably suited to being converted into a community garden. Siting the community garden at this location will provide Gather with direct access to the garden, which will help facilitate their mission of improving the food security of those in need on the Seacoast. Gather also intends to use the site as a classroom, to teach people how to garden and grown their own food. The proposed community garden represents a low-impact use of the site that can be accommodated without expanding the developed or impervious footprint within the 100-foot wetland buffer.

(2) There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

No feasible and reasonable alternative location exists outside the wetland buffer. The majority of the subject parcel has already been developed, leaving limited undeveloped area available to accommodate the proposed community garden. The proposed location consists of previously

maintained lawn adjacent to Gather's existing facility, allowing the garden to be readily accessed and incorporated into its operations while avoiding impacts to other portions of the site.

(3) There will be no adverse impact on the wetland functional values of the site or surrounding properties;

No adverse impacts to the functional values of the site or surrounding wetlands are anticipated. The addition of native shrubs and native seed mixes is expected to provide a net benefit to the functional value of the surrounding wetlands. The existing maintained lawn provides limited habitat and ecological value, whereas the proposed native shrubs, groundcovers, and pollinator-friendly plantings will enhance forage and refuge for wildlife. The proposed plantings will support pollinators and other beneficial insects. The community garden will also provide educational and community engagement opportunities that promote environmental stewardship and local food production. The proposed parking lot realignment will reduce impervious surface area within the 100-foot buffer, and the proposed grass-lined swale will improve infiltration and stormwater management. As such, no increase in stormwater runoff to the adjacent wetlands will result as part of this project.

(4) Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals; and

No alterations to naturally vegetated areas are proposed as part of this project. Rather, this project is focused on converting previously developed areas (i.e., maintained lawn and paved parking lot). The proposed community garden will increase the amount and diversity of vegetation within the wetland buffer through the introduction of cultivated plantings, including native and pollinator-friendly species where appropriate.

(5) The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.

The proposed project is focused on the reuse and enhancement of previously developed and maintained areas, and represents the alternative with the least adverse impact to the wetland buffer and adjacent wetland resources. Rather, the proposed parking lot reconfiguration will reduce impervious surface area and native plantings are expected to improve wildlife habitat, ecological value, and educational opportunities. Appropriate erosion and sediment control measures will be implemented during construction to minimize erosion, sedimentation, and turbidity.

(6) Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

Work within the 25-foot vegetated buffer strip is limited to the paving of a small apron around an existing catch basin along a disturbed road shoulder, as requested by the TAC.

Prime Wetland Buffer Waiver Request

In addition to the requested Wetland Conditional Use Permit, the proposed project will require a Prime Wetland Buffer Waiver from the New Hampshire Department of Environmental Services (NHDES) pursuant to RSA 482-A:11 and Env-Wt 706 for work within the duly established 100-foot Prime Wetland Buffer associated with Wetland 2A. Accordingly, the Applicant has respectfully requested that the Conservation Commission consider a separate recommendation to NHDES supporting issuance of the waiver as part of the state wetlands permitting process.

The project is not anticipated to result in a significant net loss of the values for which Wetland 2A was designated as a Prime Wetland, including its ecological integrity, wildlife habitat functions, flood storage capacity, and overall wetland resource value. The proposed work is largely confined to previously developed and maintained portions of the buffer, includes only limited new impervious area associated with the ADA-accessible ramp, and incorporates buffer enhancement measures consisting of native shrub plantings, native seed mixes, and stormwater management improvements. These measures are expected to maintain and enhance existing buffer functions while supporting the community-oriented objectives of the project.

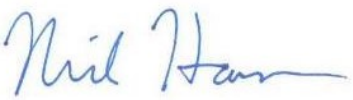
At their meeting on August 12th, 2026 meeting, the Conservation Commission discussed the proposed project and voted to recommend approval for impacts within the 100-foot Prime wetland buffer.

CONCLUSION

As shown in the enclosed information, the proposed project is expected to create distinctive and appealing site improvements which are connected to the community while respecting abutting properties, surrounding natural resources, and development goals within the City. The project is consistent with the intent of the City's wetland buffer regulations and satisfies the Conditional Use Permit criteria through the enhancement of existing conditions. Support of the proposed project and the associated Prime Wetland buffer request has been received by the Conservation Commission.

The applicant respectfully requests to meet with the Planning Board at their next scheduled meeting on September 17th, 2026. If you have any questions or require any additional information, please feel free to contact us by phone at (603) 294-9213 or by email at NAHansen@tighebond.com.

Sincerely,
Tighe & Bond, Inc.



Neil A. Hansen, PE
PROJECT MANAGER



Patrick M. Crimmins, PE
VICE PRESIDENT

J:\K\K0076 The Kane Company - General Proposals\0076-0066 124 Heritage Ave\Reports\Applications\City of Portsmouth\20260826 PB Submission\K0076-0066 PB Cover Letter.docx

124 Heritage Avenue - Site Plan Review - TAC AND CONCOM CONDITIONS OF APPROVAL RESPONSE

124 Heritage Avenue
Portsmouth, New Hampshire
August 26, 2026

Prepared by: NAH/BKC
Project # K0076-065

#	TAC Conditions of Approval	Response	Corresponding Plan Sheet #
1	Add a light at the east entrance drive.	A building-mounted light has been added to the plans to provide illumination over the east entrance drive.	C-201, LT-101
2	Provide a bypass apron downstream of the rain guardian to allow runoff to continue to the swale/detention area in the event the rain guardian becomes clogged and prevent stormwater from flowing down the driveway and into the roadway.	A bypass apron has been added to the drawings.	C-201, C-301
3	Ensure water from the easy driveway finds its way into the catch basin by providing a paved apron to the drain.	A paved apron has been added to the drawings.	C-201, C-301
4	The front monument sign needs to be certified by the surveyor after construction to be completely out of the ROW.	Acknowledged.	N/A
5	Verify that all the CMP pipes shown are still in good condition and don't need replacement.	CMP pipes within the subject property were observed to be free flowing during a rain event on August 3rd, 2026. Visible portions did not appear to exihbit signs of deterioration. Replacement does not appear warranted at this time.	N/A
6	Provide additional striping for dumpsters.	Additional striping for dumpsters have been added across the site in accordance with on-site discussions with the Fire Department and minimum building setback requirements.	C-201
	ConCom Conditions of Approval		
1	In lieu of the requirements of Section 10.1018.40 of the Zoning Ordinance to permanently install wetland boundary markers, applicant shall install an educational sign in the new garden area or area of the swale describing the sensitivity of the adjacent wetlands and the importance of the filtration of stormwater runoff into the revived grassed-swale.	Appropriate signage with respect to the adjacent wetland functions and values will be incorporated within or adjacent to the garden area.	C-201

PROPOSED GARDEN AND SITE IMPROVEMENTS

124 HERITAGE AVENUE
PORTSMOUTH, NEW HAMPSHIRE

DATE: APRIL 29, 2026
LAST REVISED: AUGUST 26, 2026

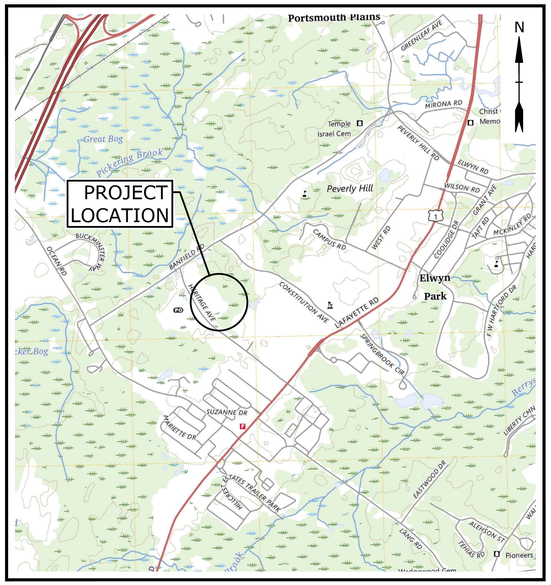
SHEET INDEX	
DRAWING NO.	DRAWING TITLE
-	COVER SHEET
1 OF 1	EXISTING CONDITIONS PLAN
G-001	GENERAL NOTES AND LEGEND
C-101	DEMOLITION PLAN
C-201	SITE PLAN
C-301	GRADING, DRAINAGE, EROSION CONTROL, AND UTILITIES PLAN
C-501	EROSION CONTROL NOTES AND LEGEND
C-502	DETAILS SHEET
C-503	DETAILS SHEET
LT-101	PHOTOMETRIC PLAN
L-101	PLANTING PLAN

LIST OF PERMITS		
LOCAL	STATUS	DATE
SITE PLAN REVIEW PERMIT	PENDING	
CONDITIONAL USE PERMIT - WETLAND BUFFER	PENDING	
STATE		
NHDES - STANDARD DREDGE AND FILL WETLANDS	NOT SUBMITTED	
FEDERAL		
NPDES - CONSTRUCTION GENERAL PERMIT	NOT SUBMITTED	

CONSTRUCTION NOTES:
1. THE CONTRACTOR SHALL NOT RELY ON SCALED DIMENSIONS AND SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A REQUIRED DIMENSION IS NOT PROVIDED ON THE PLANS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND FOR SITE CONDITIONS THROUGHOUT CONSTRUCTION. NEITHER THE PLANS NOR THE SEAL OF THE ENGINEER AFFIXED HEREON EXTEND TO OR INCLUDE SYSTEMS REQUIRED FOR THE SAFETY OF THE CONTRACTOR, THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND IMPLEMENTING SAFETY PROCEDURES AND SYSTEMS AS REQUIRED BY THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND ANY STATE OR LOCAL SAFETY REGULATIONS.

3. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION OF TIGHE & BOND.



SITE LOCATION MAP
SCALE: 1" = 2,000'

PREPARED BY:
Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS – No. 12378 – LICENSED PROFESSIONAL ENGINEER – 8/26/26

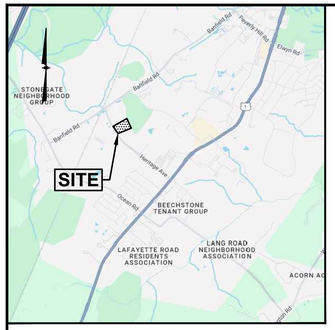
STATE OF NEW HAMPSHIRE – NEIL A. HANSEN – No. 15227 – LICENSED PROFESSIONAL ENGINEER – 8/26/26

OWNER/APPLICANT:
ONE TWENTY FOUR GROUP, INC.
210 COMMERCE WAY, SUITE 300
PORTSMOUTH, NH 03801

SURVEYOR:
GREENMAN-PEDERSEN, INC.
21 DANIEL ST., SECOND FLOOR
PORTSMOUTH, NH 03801

PB SUBMISSION
COMPLETE SET 11 SHEETS

Last Saved: 7/23/2026
Plotted: Jul 23, 2026 - 3:47pm By: BCurcio
Tighe & Bond: J:\K\K0076 The Kane Company - General Proposals\0076-0066 124 Heritage Ave\Drawings\AutoCAD\Sheet\K0076-0066_C-COVR.dwg



NOTES:

1) OWNER OF RECORD OF MAP 284 LOT 8:
ONE TWENTY FOUR GROUP INC
210 COMMERCE WAY SUITE 300
PORTSMOUTH, NH 03801
DEED REFERENCE: BOOK 3037 PAGE 2641
ROCKINGHAM COUNTY REGISTRY OF DEEDS

2) ZONE: INDUSTRIAL DISTRICT (I)

REFER TO THE CITY OF PORTSMOUTH ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.

3) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN NOVEMBER 3 AND NOVEMBER 21, 2025.

4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON NOVEMBER 3, 2025.

5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON NOVEMBER 3, 2025.

NOTES CONTINUED:

6) LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND ARE SHOWN BASED ON SURFACE UTILITIES OBSERVED DURING THE FIELD SURVEY AND RECORD UTILITY INFORMATION. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).

7) THE SURVEY TRACT IS IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33015C0270F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.

8) A TOTAL OF 181 (177 STANDARD, 4 MARKED AS ACCESSIBLE) CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED IN CONDUCTING THIS SURVEY.

UTILITY NOTES:

WATER SERVICE - PUBLIC WATER - MUNICIPAL

SEWER SERVICE - PUBLIC SEWER - MUNICIPAL

GAS SERVICE - GAS - UNITIL

ELECTRICAL SERVICE - EVERSOURCE

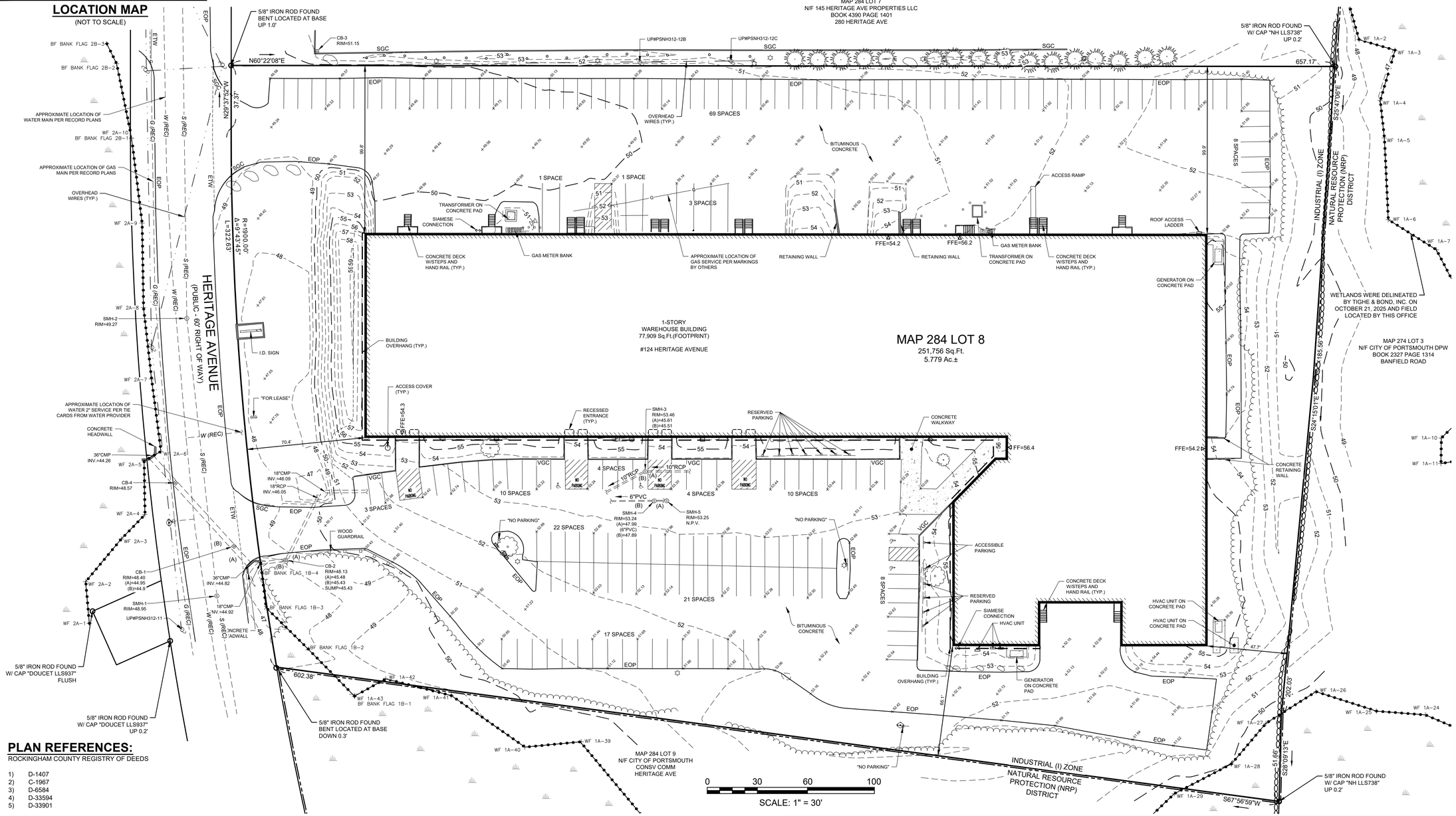
LEGEND

SGC	SLOPED GRANITE CURB	+36.89	SPOT ELEVATION
VGC	VERTICAL GRANITE CURB		CATCH BASIN
E	ELECTRIC UTILITY	V	VENT
G	GAS UTILITY	S	SEWER MANHOLE
OH	OVERHEAD UTILITY		GAS VALVE
W	WATER UTILITY		FIRE HYDRANT
	WOOD GUARDRAIL		BOLLARD
X	HAND RAIL	GM	GAS METER
90	CONTOUR ELEVATION		LIGHT POLE
	TREE		WETLAND LINE
	UTILITY POLE		PROPERTY LINE
	GUY WIRE		ZONE LINE
	PULL BOX/HAND HOLE		ABUTTER PROPERTY LINE
	SIGN		TREELINE

N

NAD 83

LOCATION MAP
(NOT TO SCALE)



PLAN REFERENCES:
ROCKINGHAM COUNTY REGISTRY OF DEEDS

1) D-1407
2) C-1967
3) D-6584
4) D-33594
5) D-33901

GPI
Engineering
Design
Planning
Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
TIGHE & BOND, INC.
177 CORPORATE DRIVE
PORTSMOUTH, NH

ASSESSOR MAP 284 LOT 8
124 HERITAGE AVENUE
PORTSMOUTH, NH

STATE OF NEW HAMPSHIRE
No. 1019
SCOTT M. L'ITALIEN
LICENSED LAND SURVEYOR
6/19/2026

NO.	REVISION	DATE
1	WETLAND NOTE	6/19/26

JUNE 16, 2026

DRAWN/DESIGN BY	CHECKED BY
CSS	AKC/SML

EXISTING CONDITIONS PLAN

SCALE: 1"=30'

NEX-2200150.60

1 OF 1

\\MA1-FS3\Vcompany_data\Projects\NEX-2200150 - Tighe & Bond MSA\60 - Portsmouth, NH - 124 Heritage Ave\CAD Files\2200150.60_SV.dwg ECP 6/19/26 12:55pm siallen

EXISTING CONDITIONS PLAN NOTES:

1. EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY BY GREENMAN-PEDERSON INC., DATED DECEMBER 2025.
2. WETLANDS AND AREAS UNDER THE JURISDICTION OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, PURSUANT TO NH ADMINISTRATIVE RULES CHAPTER ENV-WT 100-900, WERE DELINEATED BY TIGHE & BOND ON OCTOBER 21, 2025 USING THE FOLLOWING METHODOLOGY AND STANDARDS:
   - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
   - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
   - U.S. ARMY CORPS OF ENGINEERS. (2023). 2022 NATIONAL WETLAND PLANT LIST, VERSION 3.6. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, VICKSBURG, MS. HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/
   - NEW HAMPSHIRE ADMINISTRATIVE RULE CHAPTER ENV-WT 406, DELINEATION AND CLASSIFICATION OF JURISDICTIONAL AREAS, EFFECTIVE DECEMBER 15, 2019.

GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
4. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION (E.G., EXISTING UTILITIES) SHOWN ON THESE DRAWINGS IS NOT GUARANTEED AND SOME SUBSURFACE INFORMATION MAY NOT BE SHOWN. DETERMINE THE LOCATIONS AND ELEVATIONS OF ALL SUBSURFACE FEATURES WHICH MAY AFFECT CONSTRUCTION OPERATIONS BY TEST PIT OR OTHER METHODS, AS NECESSARY TO PREVENT DAMAGE TO UTILITIES AND OTHER SUBSURFACE FEATURES, AND/OR INTERRUPTIONS IN UTILITY SERVICE. PROVIDE DATA COLLECTED THROUGH THESE INVESTIGATIONS TO THE ENGINEER PRIOR TO CONSTRUCTING THE PROPOSED IMPROVEMENTS.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL
6. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY; COORDINATION WITH THE OWNER, ALL SUBCONTRACTORS, AND WITH OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF WORK, THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR AND COMPLY WITH ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
9. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE CITY OF PORTSMOUTH.
10. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
11. THE CONTRACTOR SHALL SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AND SHALL INCLUDE A FULL TOPOGRAPHY SURVEY WITHIN THE LIMITS OF WORK INCLUDING BUT NOT LIMITED TO SITE TOPOGRAPHY, SITE FEATURES, (BUILDINGS, ROADS, CURBS, SIDEWALK, ETC.), STORM DRAINAGE, AND SURFACE & SUBSURFACE UTILITIES.
12. BEFORE ANY DEWATERING IS PERFORMED A TEMPORARY DISCHARGE PERMIT FROM THE NHDES IS REQUIRED.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL/SAFETY DEVICES TO ENSURE SAFE VEHICULAR AND PEDESTRIAN ACCESS THROUGH THE WORK AREA, OR FOR SAFELY IMPLEMENTING DETOURS AROUND THE WORK AREA. PERFORM TRAFFIC CONTROL IN ACCORDANCE WITH THE CONTRACTOR'S APPROVED TRAFFIC CONTROL PLAN.
14. WHEN WORKING IN THE RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE THE OWNER AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES A DETAILED PLAN OF APPROACH INDICATING METHODS OF PROPOSED TRAFFIC ROUTING ON A DAILY BASIS, AND COORDINATION TO ENSURE COMMUNICATION AND COORDINATION BETWEEN THE OWNER, THE CONTRACTOR AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES THROUGHOUT THE CONSTRUCTION PERIOD.
15. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA AT ALL TIMES DURING CONSTRUCTION.
16. NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
17. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.
18. REMOVAL OR CUTTING OF VEGETATION WITHIN WETLAND BUFFER AREAS SHALL ONLY BE COMPLETED UNDER THE REQUIREMENTS AND RESTRICTIONS SET FORTH BY THE CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.1018.23.
19. THE USE OF FERTILIZERS, PESTICIDES, AND HERBICIDES WITHIN WETLAND BUFFER AREAS SHALL BE LIMITED BY THE RESTRICTIONS SET FORTH BY THE CITY OF PORTSMOUTH ZONING ORDINANCE SECTIONS 10.1018.24 AND 10.1018.25.

DEMOLITION NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORT OF EXISTING UTILITIES AND REPAIR OR REPLACEMENT COSTS OF UTILITIES DAMAGED DURING CONSTRUCTION, WHETHER ABOVE OR BELOW GRADE. REPLACE DAMAGED UTILITIES IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER AND AT NO COST TO THE PROPERTY OWNER.
3. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY ARE ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
5. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
6. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ITEMS ONLY AS SPECIFICALLY IDENTIFIED ON THE DRAWINGS. IF IF IS UNCLEAR TO THE CONTRACTOR WHETHER AN ITEM SHOULD BE REMOVED, THEY SHALL COORDINATE WITH THE OWNER AND/OR ENGINEER PRIOR TO REMOVAL.
7. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
9. THE CONTRACTOR SHALL COORDINATE; REMOVAL, RELOCATION, DISPOSAL, ABANDONMENT, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
10. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE.
11. SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
12. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
13. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
14. THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.
15. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
16. THE CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
17. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
18. BOLD LINETYPES AND FEATURES SHOWN WITHIN THE LIMITS OF WORK INDICATE SITE FEATURES TO BE REMOVED, WHILE FADED LINETYPES AND FEATURES ARE TO REMAIN, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE.

SITE NOTES:

1. PAVEMENT MARKINGS, INCLUDING BUT NOT LIMITED TO; PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS, AND CENTERLINES, SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS AND DETAILS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:
   - ALL ON-SITE PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE "F".
   - ALL PAVEMENT MARKINGS WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, AND APPLICABLE DEPARTMENT OF TRANSPORTATION (DOT), STANDARD SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" CURRENT EDITION, "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" CURRENT EDITION, AND THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE ARCHITECTURAL BARRIERS ACT (ABA).
3. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
4. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
5. THE CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED.
6. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
7. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DESIGN FROM STRUCTURAL ENGINEER AND/OR WALL MANUFACTURER. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT WALL IN ACCORDANCE WITH DESIGN APPROVED BY THE ENGINEER. RETAINING WALL SHALL BE SEGMENTAL BLOCK WALL SYSTEM AS OUTLINED IN THE DETAILS.
9. PROPERTY MANAGER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PUBLIC WALKS, DRIVES, AND PARKING AREAS ON-SITE. SNOW SHALL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF, WHEN NECESSARY, WHEN SNOW STORAGE AREAS HAVE REACHED CAPACITY.
10. PROPERTY MANAGER AND/OR TENANT(S) SHALL MONITOR PALLET STORAGE AREAS IDENTIFIED ON THE PLANS. PALLETS SHALL BE BE HAULED OFF-SITE AND LEGALLY DISPOSED OF, WHEN NECESSARY, WHEN PALLET STORAGE AREAS HAVE REACHED CAPACITY.

GRADING AND DRAINAGE NOTES:

9. GENERAL COMPACTION REQUIREMENTS:
   - BELOW PAVED OR CONCRETE AREAS: 95%
   - TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL: 95%
   - BELOW LOAM AND SEED AREAS: 90%
   - * ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED.
3. SEE UTILITY PLAN FOR ALL SITE UTILITY INFORMATION.
4. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
6. PROVIDE SITE GRADING AT ACCESSIBLE SIDEWALK RAMPS, SIDEWALKS, AND BUILDING ENTRANCES THAT IS CONSISTENT WITH THE RELEVANT ACCESS REQUIREMENTS OF THE ARCHITECTURAL BARRIERS ACT (ABA), THE AMERICANS WITH DISABILITIES ACT (ADA). SMALL CHANGES IN GRADE OVER RELATIVELY SHORT DISTANCES (E.G. AT PARKING SPACES, ACCESSIBLE ROUTES, AND RAMPS) MIGHT NOT BE CLEARLY DEPICTED WITHIN THE CONTOUR INTERVAL SHOWN. COMPLY WITH THE CRITERIA IN THESE STANDARDS. SELECT MAXIMUM SLOPE CRITERIA ARE REPRODUCED BELOW:
   - ACCESSIBLE PARKING STALLS AND PASSENGER LOADING ZONES (IN ANY DIRECTION) SHALL BE < 2.0%
   - LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES SHALL BE < 5.0%
   - CROSS SLOPE ALONG ACCESSIBLE ROUTES SHALL BE < 2.0%
7. THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
9. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
10. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
11. THE CONTRACTOR SHALL VERIFY INVERTS OF EXISTING DRAIN LINES AND STRUCTURES AT PROPOSED DRAINAGE CONNECTION LOCATIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.

UTILITY NOTES:

1. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
   - NATURAL GAS - UNITIL
   - WATER - CITY OF PORTSMOUTH
   - SEWER - CITY OF PORTSMOUTH
   - ELECTRIC - EVERSOURCE
   - COMMUNICATIONS - CONSOLIDATED COMM/FAIRPOINT/COMCAST
2. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
4. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, CURRENT EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
5. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
6. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
7. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
8. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
9. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
10. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
11. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
12. THE CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
13. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.

ABBREVIATIONS

ABDN'(D)	ABANDON(ED)	FF	FINISH FLOOR	PRC	POINT OF REVERSE CURVATURE
AC	ASBESTOS CEMENT PIPE	FM	FORCE MAIN	PROT	PROTECT
APPROX	APPROXIMATE	G	GAS	PSF	POUNDS PER SQUARE FOOT
BC	BITUMINOUS CURB	GG	GAS GATE	PSI	POUNDS PER SQUARE INCH
BFP	BACK FLOW PREVENTOR	GRAN	GRANITE	PT	POINT OF TANGENCY
BIT	BITUMINOUS	HC	HANDICAP	PVC	POLYVINYLCHLORIDE
BL	BASELINE	HDPE	HIGH DENSITY POLYETHYLENE	PVMT	PAVEMENT
BLDG	BUILDING			R	RADIUS
BND	BOUND	HMA	HOT MIX ASPHALT	RCP	REINFORCED CONCRETE PIPE
BOC	BOTTOM OF CURB	HYD	HYDRANT	RD	ROOF DRAIN
BOT	BOTTOM	IN	INCHES	REV	REVISION
BS	BOTTOM OF STEP	INV	INVERT	ROW	RIGHT OF WAY
BW	BOTTOM OF WALL	IP	IRON PIN	RT	RIGHT
CATV	CABLE TELEVISION	L	LENGTH OF CURB	R&D	REMOVE AND DISPOSE
CB	CATCH BASIN	LP	LIGHT POLE	R&R	REMOVE AND RESET
CCW	CEMENT CONCRETE WALK	LT	LEFT	R&S	REMOVE AND STACK
CEM	CEMENT	MAX	MAXIMUM	S	SOUTH
CI	CAST IRON PIPE	MH	MANHOLE	SAN	SANITARY
CL	CENTERLINE	MIN	MINIMUM	SCH	SCHEDULE
CLF	CHAIN LINK FENCE	MISC	MISCELLANEOUS	SF	SQUARE FOOT
CO	CLEAN OUT	MON	MONUMENT	SMH	SEWER MANHOLE
CONC	CONCRETE	MJ	MECHANICAL JOINT	SS	STAINLESS STEEL
CPP	CORRUGATED POLYETHYLENE PIPE	N	NORTH	STA	STATION
		NTC	NOT IN THIS CONTRACT	STL	STEEL
CY	CUBIC YARD	NTS	NOT TO SCALE	STRM	STORM
DH	DRILL HOLE	N/A	NOT APPLICABLE	T	TANGENT LENGTH
DI	DUCTILE IRON PIPE	N/F	NOW OR FORMERLY	TC	TOP OF CURB
DIA	DIAMETER	OC	ON CENTER	TEL	TEL-DATA
DMH	DRAIN MANHOLE	OCS	OUTLET CONTROL STRUCTURE	TP	TEST PIT
E	EAST			TS	TOP OF STEP
EF	EACH FACE	OH	OVERHEAD	TW	TOP OF WALL
EG	EXISTING GRADE	PB	PLANT BED	TYP	TYPICAL
EL/ELEV	ELEVATION	PC	POINT OF CURVATURE	UP	UTILITY POLE
ELEC	ELECTRIC	PCC	POINT OF COMPOUND CURVATURE	W	WATER
EMH	ELECTRIC MANHOLE			WG	WATER GATE
EOP	EDGE OF PAVEMENT	PCPP	PERFORATED CORRUGATED POLYETHYLENE PIPE	WV	WATER VALVE
EW	EACH WAY			XFMR	WATER TRANSFORMER
EXIST	EXISTING	PERF	PERFORATED		
FES	FLARED END SECTION	PI	POINT OF INTERSECTION		

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		ADJACENT PROPERTY LINE
		RIGHT OF WAY (ROW) LINE
		EASEMENT LINE
		ZONING DISTRICT BOUNDARY LINE (APPROX)
		BUILDING SETBACK LINE
- 8 -	8	INTERMEDIATE CONTOURS
- 10 -	10	INDEX CONTOURS
x 44.45	x 44.45	SPOT / APPROX SPOT GRADE
	2%	MAGNITUDE & DIRECTION OF SLOPE
		LIMIT OF WETLANDS WATER COURSE
		LIMIT OF VEGETATED WETLAND
PEM1F		WETLAND CLASSIFICATION TYPE
		LIMIT OF LOCAL WETLAND BUFFER (ZONE - 25 FEET)
		LIMIT OF LOCAL WETLAND BUFFER (ZONE - 50 FEET)
		LIMIT OF LOCAL WETLAND BUFFER (ZONE - 100 FEET)
		LIMIT OF WORK (APPROX)
		LIMIT OF SAWCUT (APPROX)
		LIMIT OF EROSION CONTROL (APPROX)
		INLET PROTECTION
	PAVEMENT TO BE REMOVED	PAVEMENT / CONCRETE SECTION TO BE REMOVED (APPROX)
		EDGE OF PAVEMENT
VGC	VGC	VERTICAL GRANITE CURB
SGC	SGC	SLOPED GRANITE CURB
	15'R	CURB RADIUS
		PAVEMENT SECTION
		CONCRETE SIDEWALK & TIP DOWN RAMP
x x x	x x x	FENCE
		GUARDRAIL
		LIGHT POLE / BASE
		SIGN
		BOLLARD
		SNOW STORAGE (APPROX)
	STOP	PAVEMENT STRIPING
		TREE LINE (APPROX)
		STONE WALL
		RETAINING WALL
SD		STORM DRAIN
	PUD	STORM UNDERDRAIN
D		STORM DRAIN MANHOLE
		STORM DRAIN INLETS
SS SS		FLARED END SECTION & RIP RAP APRON
XS XS		GRAVITY SANITARY SEWER
		GRAVITY SANITARY SEWER (APPROX)
S		SANITARY SEWER STRUCTURES
W		WATER SERVICE
XW XW		WATER SERVICE (APPROX)
		WATER SERVICE STRUCTURES
E	PE	UNDERGROUND ELECTRIC
XE XE		UNDERGROUND ELECTRIC (APPROX)
OHW		OVERHEAD UTILITY (UNSPECIFIED)
COM	COM	UNDERGROUND COMMUNICATIONS SERVICE
E T		UNDERGROUND ELECTRIC / COMMUNICATIONS SERVICE STRUCTURES
		UTILITY POLE
G	PG	GAS SERVICE
XG XG		GAS SERVICE (APPROX)
		GAS SERVICE STRUCTURES
		DECIDUOUS TREE
		EVERGREEN TREE
		ORNAMENTAL TREE
		SHRUBS / GROUND COVERS

Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

STATE OF NEW HAMPSHIRE
PATRICK CRIMMINS
No. 12378
LICENSED PROFESSIONAL ENGINEER
8/26/26

STATE OF NEW HAMPSHIRE
NEIL A. HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
8/26/26

124 Heritage Ave.

One Twenty Four Group, Inc.

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
D	8/26/2026	PB SUBMISSION
C	7/22/2026	TAC SUBMISSION
B	6/22/2026	TAC SUBMISSION
A	4/29/2026	CC WORK SESSION

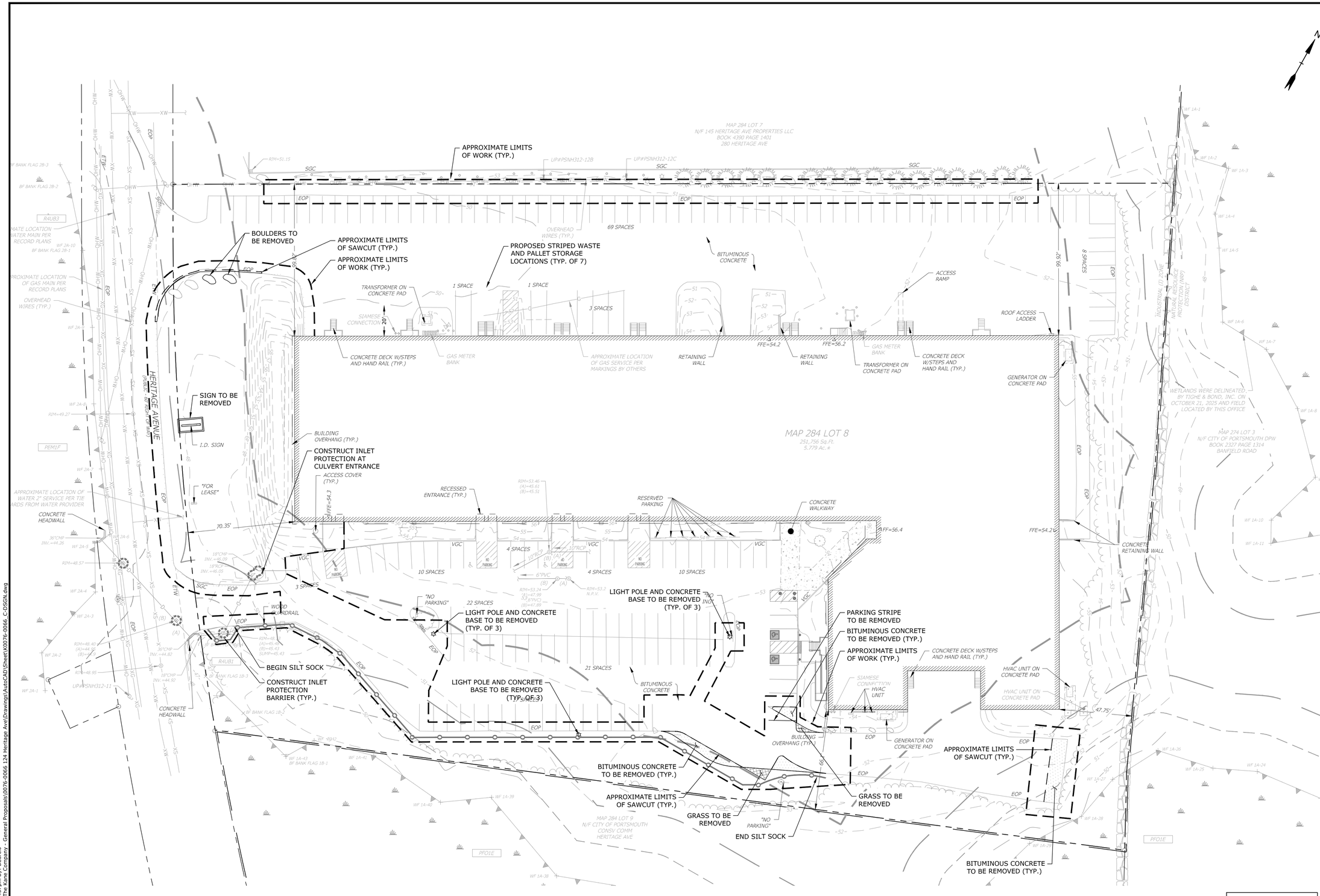
PROJECT NO:	K0076-0066
DATE:	4/29/2026
FILE:	K0076-0066_C-DSGN.dwg
DRAWN BY:	M.CURLEY
DESIGNED BY:	B.CURCIO
CHECKED BY:	N.HANSEN
APPROVED BY:	P.CRIMMINS

GENERAL NOTES AND LEGEND

SCALE:

G-001

Last Saved: 8/24/2026
Printed: 8/26/2026 7:26:4:36pm By: BCurcio
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Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
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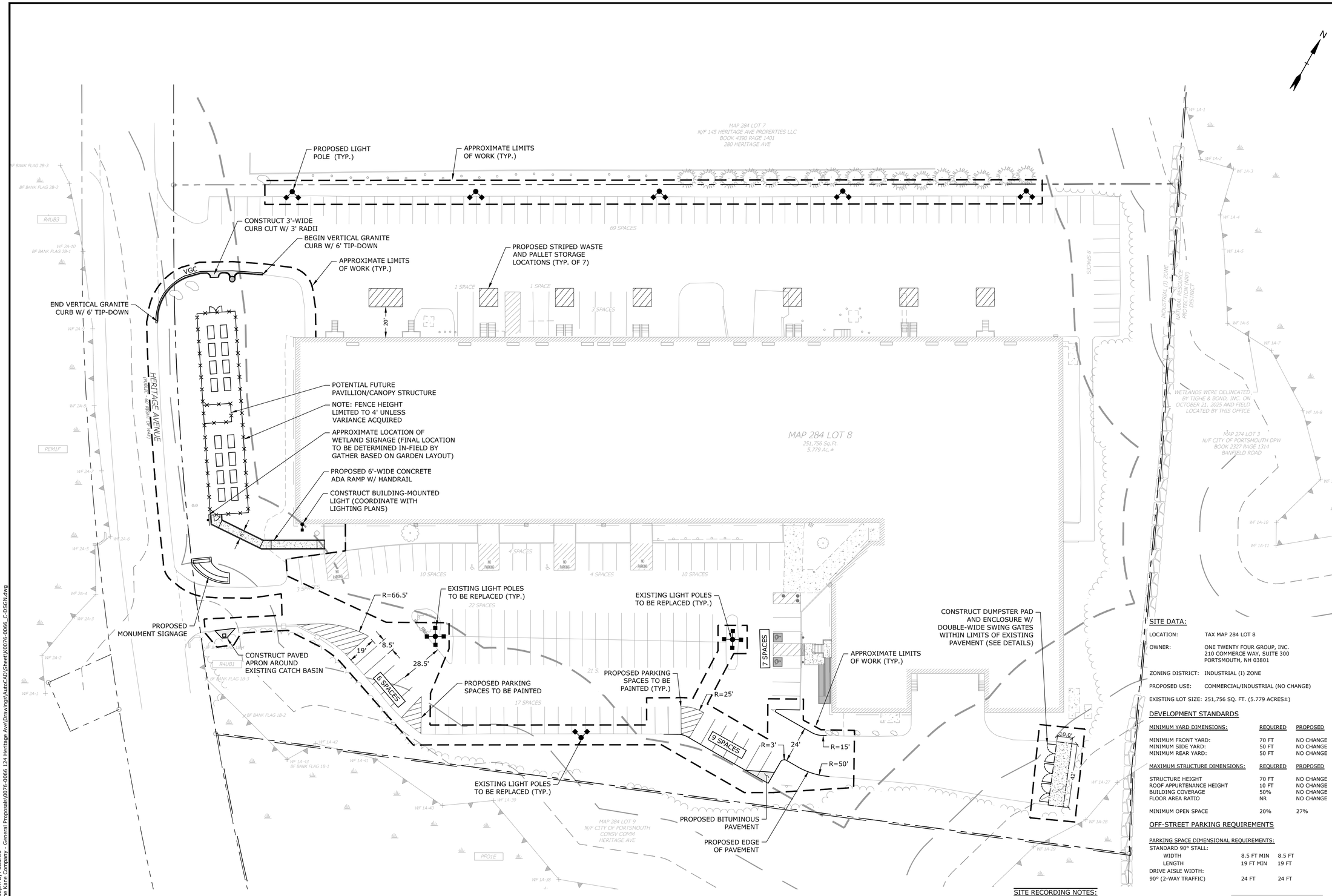
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DEMOLITION PLAN

SCALE:

C-101

Last Saved: 8/24/2026
Plotted On: Aug 26, 2026 - 6:43pm By: BCurcio
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SITE RECORDING NOTES:

1. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
2. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
3. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
4. THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH.

SITE DATA:

LOCATION: TAX MAP 284 LOT 8

OWNER: ONE TWENTY FOUR GROUP, INC.
210 COMMERCE WAY, SUITE 300
PORTSMOUTH, NH 03801

ZONING DISTRICT: INDUSTRIAL (I) ZONE

PROPOSED USE: COMMERCIAL/INDUSTRIAL (NO CHANGE)

EXISTING LOT SIZE: 251,756 SQ. FT. (5.779 ACRES±)

DEVELOPMENT STANDARDS

MINIMUM YARD DIMENSIONS:	REQUIRED	PROPOSED
MINIMUM FRONT YARD:	70 FT	NO CHANGE
MINIMUM SIDE YARD:	50 FT	NO CHANGE
MINIMUM REAR YARD:	50 FT	NO CHANGE

MAXIMUM STRUCTURE DIMENSIONS:	REQUIRED	PROPOSED
STRUCTURE HEIGHT	70 FT	NO CHANGE
ROOF APPURTENANCE HEIGHT	10 FT	NO CHANGE
BUILDING COVERAGE	50%	NO CHANGE
FLOOR AREA RATIO	NR	NO CHANGE
MINIMUM OPEN SPACE	20%	27%

OFF-STREET PARKING REQUIREMENTS

PARKING SPACE DIMENSIONAL REQUIREMENTS:		
STANDARD 90° STALL:		
WIDTH	8.5 FT MIN	8.5 FT
LENGTH	19 FT MIN	19 FT
DRIVE AISLE WIDTH:		
90° (2-WAY TRAFFIC)	24 FT	24 FT

SEE SHEET C-101 FOR PLAN NOTES & LEGEND

0 30' 60'

SCALE: 1" = 30'

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T 603.433.8818

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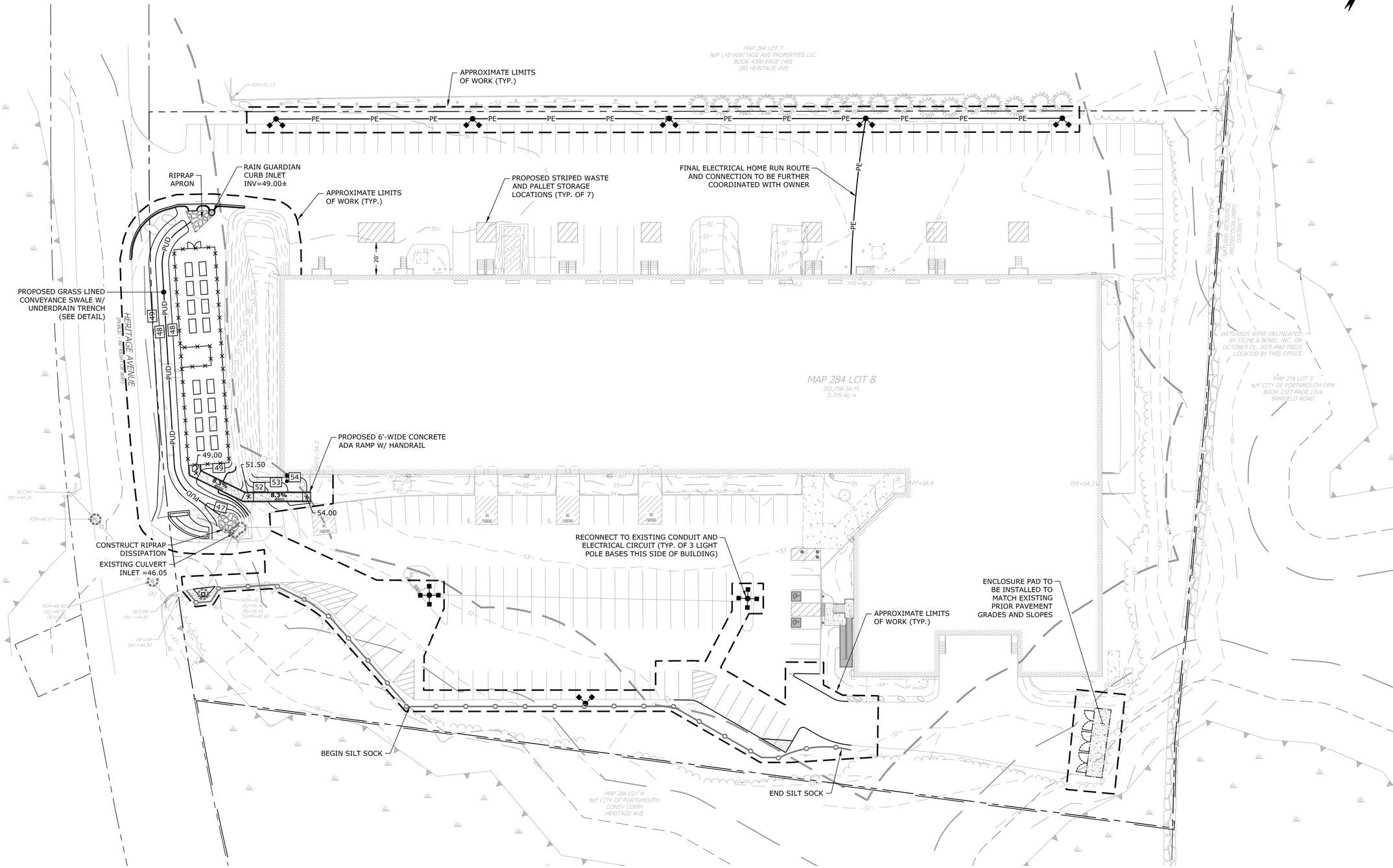
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DRAWN BY:	M.CURLEY
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CHECKED BY:	N.HANSEN
APPROVED BY:	P.CRIMMINS

SITE PLAN

SCALE:

C-201

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APPROVED BY:	P.CRIMMINS

GRADING, DRAINAGE, EROSION CONTROL, AND UTILITIES PLAN

SCALE:

C-301

Last Saved: 8/24/2026
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GENERAL PROJECT INFORMATION

PROJECT OWNER:	ONE TWENTY FOUR GROUP, INC. 210 COMMERCE WAY, SUITE 300 PORTSMOUTH, NH 03801
PROJECT NAME:	PROPOSED PARKING LOT IMPROVEMENTS
PROJECT ADDRESS:	124 HERITAGE AVENUE PORTSMOUTH, NH 03801
PROJECT MAP / LOT:	MAP 284 / LOT 8
PROJECT LATITUDE:	43°-2'-6.21"N
PROJECT LONGITUDE:	70°-47'-46.66"W

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES STRIPING ADDITIONAL PARKING SPACES, A PROPOSED ADA RAMP AND STAIRS, AND A PROPOSED GARDEN AREA. THE PROJECT WILL ALSO CONSIST OF ASSOCIATED SITE IMPROVEMENTS SUCH AS STORMWATER MANAGEMENT, UTILITIES AND LIGHTING.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.25 ACRES.

SOIL CHARACTERISTICS

BASED ON THE NRCS WEB SOIL SURVEY FOR ROCKINGHAM COUNTY - NEW HAMPSHIRE, THE SOILS ON SITE CONSIST OF MAYBID SILT SOILS WHICH ARE POORLY DRAINED SOILS WITH HYDROLOGIC SOIL GROUP RATING OF C/D, AND HOOSIC GRAVELLY FINE SANDY LOAM SOILS WHICH ARE SOMEWHAT EXCESSIVELY DRAINED SOILS WITH HYDROLOGIC SOIL GROUP RATING OF A.

NAME OF RECEIVING WATERS

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA OVERLAND FLOW TO AN UNNAMED WETLAND.

CONSTRUCTION SEQUENCE PLAN OF MAJOR ACTIVITIES:

1. CONSTRUCT TEMPORARY AND PERMANENT PERIMETER EROSION CONTROLS, SEDIMENT CONTROLS AND DETENTION MEASURES, PRIOR TO ANY EARTH MOVING OPERATIONS THAT MAY AFFECT STORMWATER RUNOFF SUCH AS:
   - DISPOSAL OF SEDIMENT SPOIL, STUMPS, DEMOLITION DEBRIS, AND OTHER SOLID WASTE
   - CONTROL OF DUST
   - CONSTRUCTION OF DRIVES, PARKING AREAS, AND OTHER IMPERVIOUS SURFACES
   - INSTALLATION OF UTILITIES AND BUILDINGS & BLEACHERS CONSTRUCTION
   - CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
1. DEMOLISH ALL SITE FEATURES AS DIRECTED ON THE DRAWINGS. CLEAR AND DISPOSE OF DEBRIS IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
2. CUT AND CLEAR TREES ACROSS SITE. (GRUBBING SHALL NOT OCCUR UNTIL AFTER THE INSTALLATION OF PERIMETER CONTROLS.)
3. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE ENTIRETY OF CONSTRUCTION. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS NEEDED IN ACCORDANCE WITH THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND DIRECTION OF THE ENVIRONMENTAL MONITOR.
4. NOTE THAT ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS SHALL BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO DIRECTING RUNOFF TO THEM.
5. CONSTRUCT TEMPORARY CULVERTS, DIVERSION CHANNELS, AND/OR BASINS AS REQUIRED. SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.
6. COMPLETE MASS GRADING AND EARTHWORK IN ORDER TO ESTABLISH SITE SUBGRADE ELEVATIONS, AS WELL AS EXCAVATION NECESSARY TO CONSTRUCT FOUNDATIONS FOR PROPOSED STRUCTURES.
7. CONSTRUCT UNDERGROUND DRAINAGE, UTILITY AND LIGHTING INFRASTRUCTURE NECESSARY TO SUPPORT TEMPORARY AND PERMANENT CONDITIONS. ALL TRENCHES TO BE BACKFILLED IN ACCORDANCE WITH PROJECT DRAWINGS AND SPECIFICATIONS.
8. ALL AREAS OF UNSTABILIZED SOIL SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE, BUT IN ALL CASES WITHIN 45 DAYS OF INITIAL DISTURBANCE, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES, THE CONSTRUCTION SEQUENCE APPROVED AS PART OF THE ISSUED PERMIT, OR AN INDEPENDENT MONITOR. ALL AREAS OF TEMPORARILY STABILIZED SOIL SHALL PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BUT IN ALL CASES WITHIN 3 DAYS OF FINAL GRADING.
9. CONSTRUCT BASE COURSE GRAVELS FOR ALL DRIVES AND PARKING AREAS. ALL DRIVES AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
10. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES THAT HAVE NOT BEEN OTHERWISE STABILIZED BY GRAVELS SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
12. FINISH PAVING ALL DRIVES, AND PARKING AREAS. CONSTRUCT ALL HARDSCAPE, FIELD SURFACES AND SITE AMENITIES/FEATURES.
13. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
14. REMOVE TRAPPED SEDIMENTS FROM ALL EROSION CONTROL MEASURES AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

SPECIAL CONSTRUCTION NOTES:

1. THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE. THE AREA OF DISTURBANCE SHALL ONLY EXCEED FIVE (5) ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED IF AN ENVIRONMENTAL MONITOR IS EMPLOYED DURING CONSTRUCTION IN ACCORDANCE WITH Env-Wq 1505.03.
2. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:51-57 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES. ANY INVASIVE OR NOXIOUS PLANT SPECIES ENCOUNTERED DURING CONSTRUCTION SHALL BE CONTROLLED IN ACCORDANCE WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "ENV 1, MANUAL 1 – BEST MANAGEMENT PRACTICES FOR CONTROL OF INVASIVE AND NOXIOUS PLANT SPECIES", CURRENT EDITION.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL, LATEST EDITION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EROSION AND SEDIMENT CONTROL MEASURES FOR APPROVAL.
3. AS THE FIRST ORDER OF WORK, PRIOR TO ANY EARTH DISTURBANCE, THE CONTRACTOR SHALL INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO; INLET PROTECTION BARRIERS, SILT SOCKS, SILT FENCES, MULCH BERMS, AND STABILIZED CONSTRUCTION EXITS AS SHOWN ON THE DRAWINGS, AND AS REQUIRED BY ALL STATE AND LOCAL PERMITS AND APPROVALS.
4. INLET PROTECTION BARRIERS SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED CATCH BASINS/CURB INLETS AND YARD DRAINS WITHIN THE LIMITS OF WORK AS WELL AS ANY CATCH BASINS/CURB INLETS AND YARD DRAINS THAT RECEIVE RUNOFF FROM ANY CONSTRUCTION ACTIVITIES. THESE MEASURES SHALL BE FULLY MAINTAINED FOR THE DURATION OF THE PROJECT.
5. PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL NON-PAVED AREAS HAVE BEEN STABILIZED.
6. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS ON ALL STEEP SLOPE AREA (3:1 OR GREATER).
7. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES INCLUDE, BUT NOT LIMITED TO; MOISTEN EXPOSED SOIL SURFACES PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST, MECHANICAL SWEEPERS ON PAVED SURFACES, AND COVERING SURFACES WITH CRUSHED STONE OR COARSE GRAVEL.
8. THE CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, INLET PROTECTION BARRIERS, PERIMETER SEDIMENT CONTROLS, AND STEEP SLOPE EROSION CONTROL BLANKETS INSPECTED BY A QUALIFIED PERSON AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.25 INCHES OR GREATER. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED, REPAIRED, MODIFIED, OR ADDITIONAL MEASURES INSTALLED AS NECESSARY TO ADDRESS EVOLVING CONDITIONS DURING CONSTRUCTION.
9. SEDIMENT CONTROL FILTER MEASURES SHALL BE REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE FILTER.
10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
11. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.

STABILIZATION:

1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
   - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
     - a. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, ITEM 304.2 HAVE BEEN INSTALLED.
   - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
   - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
2. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
3. ALL ROADS, DRIVES AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
4. WINTER STABILIZATION PRACTICES:
   - A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
   - B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
   - C. AFTER OCTOBER 15, INCOMPLETE ROAD, DRIVES, OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
   - D. FOR OVER-WINTER PROTECTION, A DOUBLE ROW OF SEDIMENT BARRIERS (SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX, ETC.) SHALL BE PLACED WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE AREA.
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
   - A. TEMPORARY SEEDING;
   - B. MULCHING.
4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
6. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

DUST CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

STOCKPILES:

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

OFF SITE VEHICLE TRACKING:

1. THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION EXIT(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

VEGETATION:

1. TEMPORARY GRASS COVER:
   - A. SEEDBED PREPARATION:
     - a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
   - B. SEEDING:
     - a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
     - b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
     - c. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;
   - C. MAINTENANCE:
     - a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
2. PERMANENT MEASURES AND PLANTINGS:
   - A. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
   - B. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
   - C. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
   - D. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
   - E. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
   - F. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
   - G. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
   - H. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX	APPLICATION RATE
CREEPING RED FESCUE	20 LBS/ACRE
TALL FESCUE	20 LBS/ACRE
REDTOP	2 LBS/ACRE

     IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.
3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
   - A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

CONCRETE WASHOUT AREA:

1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES:

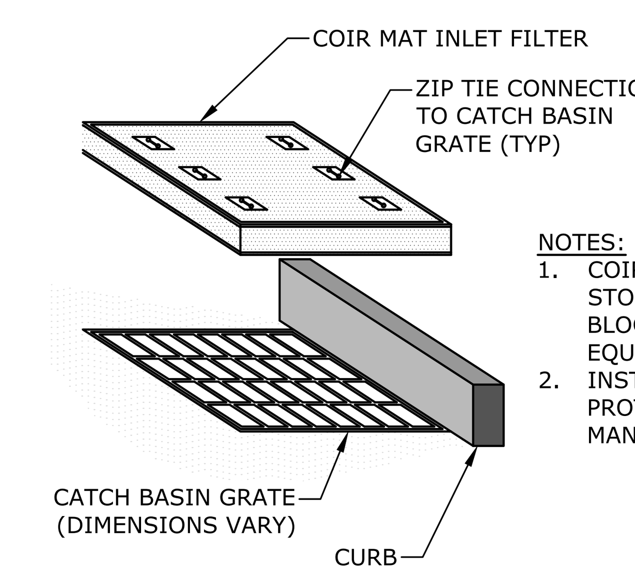
1. THE FOLLOWING ARE THE ONLY STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
   - A. FIRE-FIGHTING ACTIVITIES;
   - B. FIRE HYDRANT FLUSHING;
   - C. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
   - D. WATER USED TO CONTROL DUST;
   - E. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
   - F. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
   - G. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
   - H. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
   - I. UNCONTAMINATED GROUND WATER OR SPRING WATER;
   - J. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
   - K. UNCONTAMINATED EXCAVATION DEWATERING;
   - L. LANDSCAPE IRRIGATION.

WASTE DISPOSAL:

1. WASTE MATERIAL:
   - A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   - B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   - C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE:
   - A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   - B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE:
   - A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

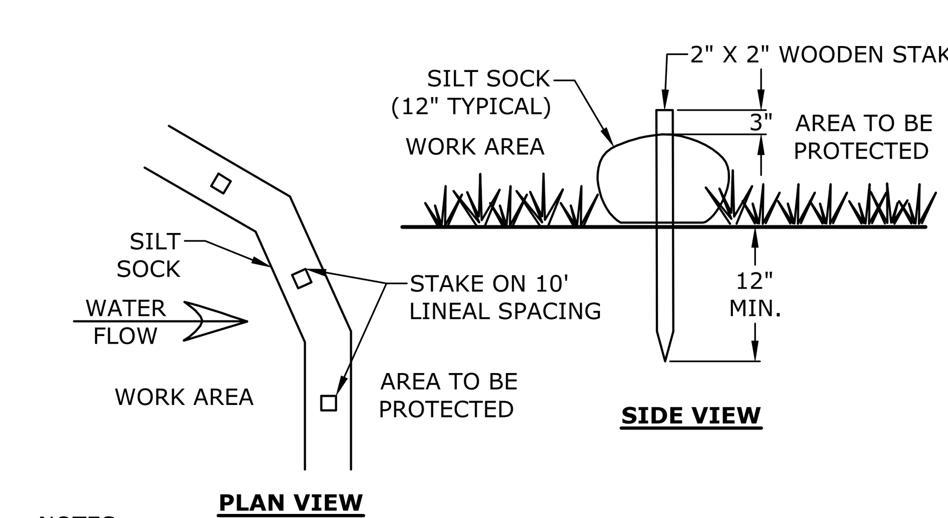
SPILL PREVENTION:

1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY ALL LOCAL, STATE AND FEDERAL REGULATIONS. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
   - A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
     - a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
     - b. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
     - c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
     - d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
     - e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
     - f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
     - g. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
   - B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
     - a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
     - b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
     - c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
   - C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
     - a. PETROLEUM PRODUCTS:
       - ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
       - PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
       - SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
       - INSPECT FUEL STORAGE AREAS WEEKLY;
       - WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS;
       - COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
       - SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
       - THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
         - (1) EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
         - (2) PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
         - (3) HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
         - (4) USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES;
         - (5) PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
       - FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, OR ITS SUCCESSOR DOCUMENT. https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/2020-01/dwgb-22-6.pdf
     - b. FERTILIZERS:
       - FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
       - ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
       - STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
       - PAINTS:
       - ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
       - EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
       - EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
   - D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
     - a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
     - b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
     - c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
     - d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
     - e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
     - f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
   - E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
     - a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
     - b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
     - c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
     - d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
     - e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
     - f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.



NOTES:
1. COIR MAT INLET FILTER SHALL BE STORM WATER INLET FILTER BY BLOCKSOM & CO. OR APPROVED EQUAL.
2. INSTALL AND MAINTAIN INLET PROTECTION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

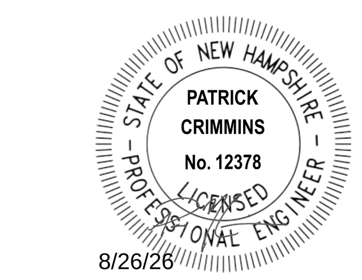
INLET PROTECTION BARRIER
NO SCALE



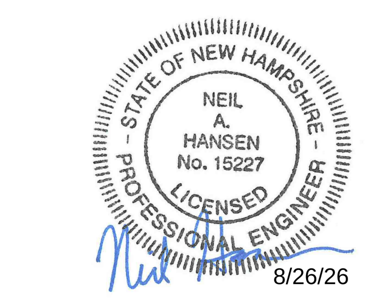
NOTES:
1. SILT SOCK SHALL BE SILT SOXX BY FILTREXX OR APPROVED EQUAL.
2. INSTALL SILT SOCK IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SILT SOCK
NO SCALE

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818



8/26/26



8/26/26

124 Heritage Ave.

One Twenty Four Group, Inc.

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
D	8/26/2026	PB SUBMISSION
C	7/22/2026	TAC SUBMISSION
B	6/22/2026	TAC SUBMISSION
A	4/29/2026	CC WORK SESSION

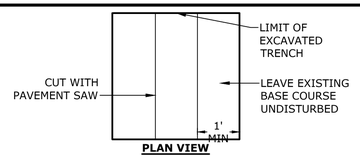
PROJECT NO:	K0076-0066
DATE:	4/29/2026
FILE:	K0076-0066_C-DTLS.dwg
DRAWN BY:	M.CURLEY
DESIGNED BY:	B.CURCIO
CHECKED BY:	N.HANSEN
APPROVED BY:	P.CRIMMINS

EROSION CONTROL NOTES AND DETAILS

SCALE:

C-501

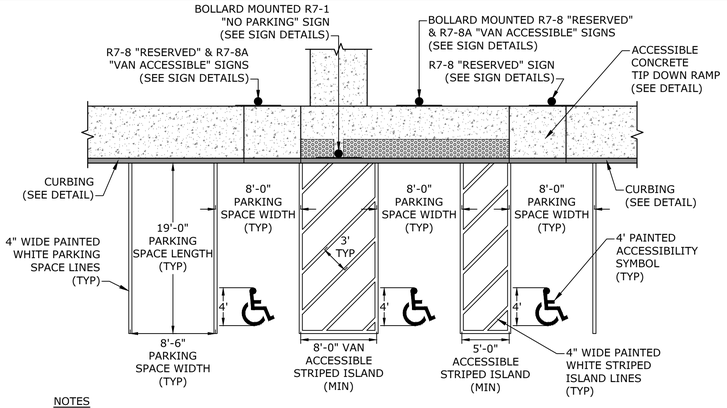
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NOTES
1. CONTRACTOR SHALL COORDINATE AND OBTAIN APPROVAL FOR ALL TRENCHING AND PATCHING WITHIN CITY RIGHT OF WAY WITH CITY OF PORTSMOUTH DPW PRIOR TO COMMENCING WORK.

ROADWAY TRENCH PATCH

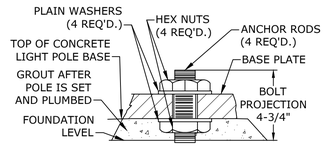
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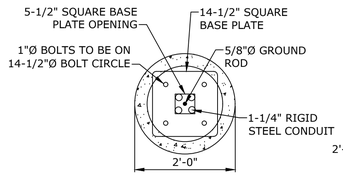


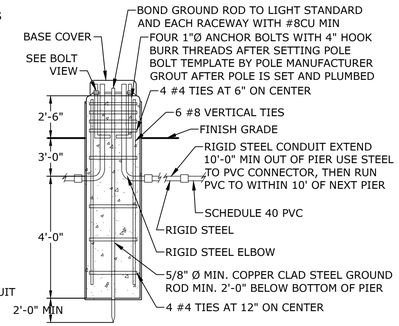
NOTES
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS.
2. SYMBOLS & PARKING STALLS SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ALL STATE AND LOCAL REQUIREMENTS.
3. FINISH PAVEMENT GRADES AT ALL HANDICAP ACCESSIBLE STALLS AND PAINTED ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

TYPICAL PARKING SPACE STRIPING AND ACCESSIBLE ACCESS LAYOUT

NO SCALE



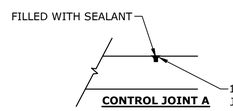


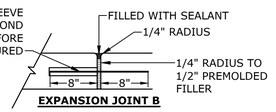


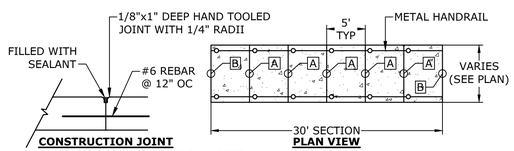
NOTES
1. PAINT BASE SAFETY YELLOW (UNLESS PROTECTED BY CURBED ISLAND).
2. CONCRETE TO BE CLASS A, 4,000 PSI, AIR ENTRAINED STEEL TO BE 60 KSI
3. REFER TO ELECTRICAL PLANS FOR WIRING DETAILS.
4. LIGHT POLE BASE DETAIL FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL, TO INCLUDE PERFORMANCE SPECIFICATIONS, CALCULATIONS AND NH LICENSED STRUCTURAL ENGINEER'S STAMP FOR LIGHT POLE FOUNDATION.
5. BASE PLATE DETAILS SHOWN AS REFERENCE ONLY. COORDINATE FINAL BASE PLATE DETAIL AND ANCHORING REQUIREMENTS WITH INDIVIDUAL LIGHT POLE BASE AND MANUFACTURER REQUIREMENTS.

TYPICAL LIGHT POLE BASE

NO SCALE



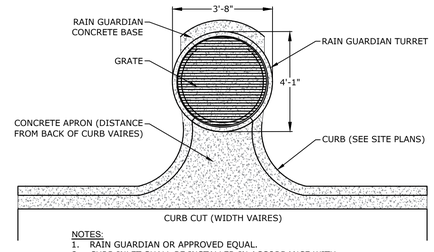




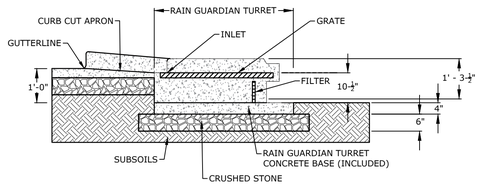
NOTES:
1. SEE SITE PLAN FOR SIDEWALK WIDTH AND LOCATIONS.
2. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR WALK AND SIDE SLOPE GRADES.
3. SIDEWALK SURFACE SHALL GIVEN A BROOM FINISH.
4. ISOLATION JOINTS ADJACENT TO BUILDING SHALL BE COORDINATED WITH BUILDING DRAWINGS.
5. CONTRACTOR SHALL SUBMIT THE PROPOSED CONCRETE MIX DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.
6. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
7. HANDRAILS TO BE FURNISHED AND INSTALLED IN ACCORDANCE WITH LATEST ADA ACCESSIBILITY REQUIREMENTS.

CONCRETE SIDEWALK

NO SCALE

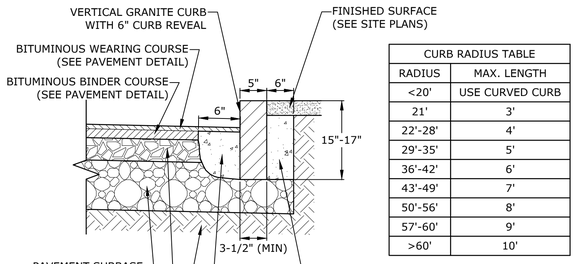


NOTES:
1. RAIN GUARDIAN OR APPROVED EQUAL.
2. CURB INLET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE RECOMMENDATION.



RAIN GUARDIAN TURRET

NO SCALE

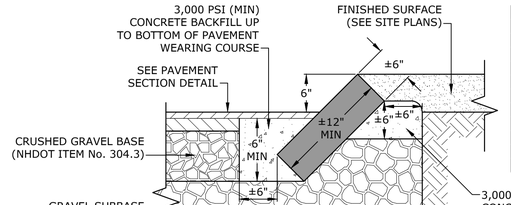


CURB RADIUS TABLE	
RADIUS	MAX. LENGTH
<20'	USE CURVED CURB
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
>60'	10'

NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
7. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

VERTICAL GRANITE CURB

NO SCALE

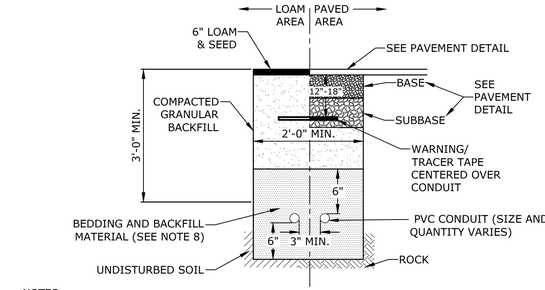


CURB RADIUS TABLE	
RADIUS	MAX LENGTH
<2'	USE CURVED CURB
2'-15'	USE RADIAL JOINTS
16'-28'	1'-6"
29'-41	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
>110'	8'

NOTES
1. SEE SITE PLANS FOR LIMITS OF SLOPED GRANITE CURB (SGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.
8. SLOPED GRANITE CURB WITHIN THE CITY ROW SHALL BE NHDOT SPEC 609.21.

SLOPED GRANITE CURB (SGC)

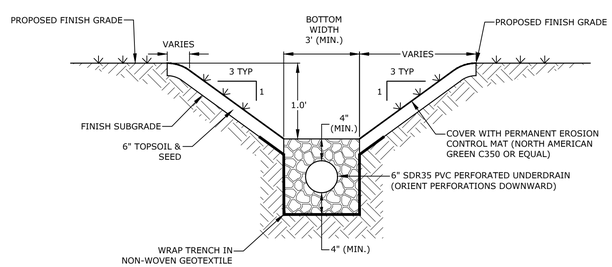
NO SCALE



NOTES:
1. NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
2. DIMENSIONS SHOWN REPRESENT MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
3. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
4. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE UTILITY COMPANY IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
5. UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND, WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
7. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.
8. SAND BEDDING TO BE REPLACED WITH CONCRETE ENCASEMENT WHERE COVER IS LESS THAN 3 FEET, OR WHERE SHOWN ON THE UTILITIES PLAN.
9. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW CONDUIT UP TO 6" ABOVE TOP OF CONDUIT.

LIGHTING CONDUIT TRENCH

NO SCALE



CONVEYANCE SWALE & UNDERDRAIN DETAIL

NO SCALE

Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
8/26/26

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
8/26/26

124 Heritage Ave.

One Twenty Four Group, Inc.

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
D	8/26/2026	PB SUBMISSION
C	7/22/2026	TAC SUBMISSION
B	6/22/2026	TAC SUBMISSION
A	4/29/2026	CC WORK SESSION

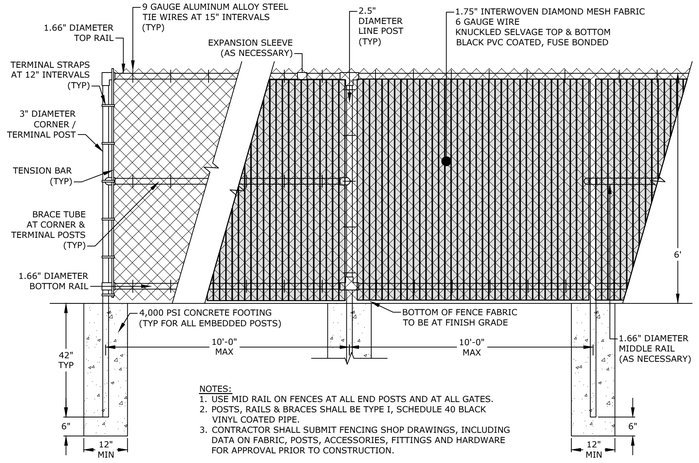
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DATE:	4/29/2026
FILE:	K0076-0066_C-DTLS.dwg
DRAWN BY:	M.CURLEY
DESIGNED BY:	B.CURCIO
CHECKED BY:	N.HANSEN
APPROVED BY:	P.CRIMMINS

DETAILS SHEET

SCALE:

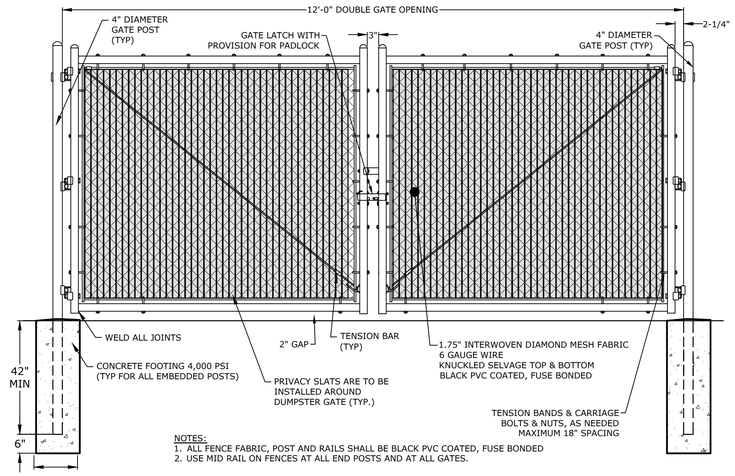
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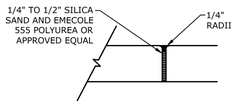
NOTES:
1. USE MID RAIL ON FENCES AT ALL END POSTS AND AT ALL GATES.
2. POSTS, RAILS & BRACES SHALL BE TYPE I, SCHEDULE 40 BLACK VINYL COATED PIPE.
3. CONTRACTOR SHALL SUBMIT FENCING SHOP DRAWINGS, INCLUDING DATA ON FABRIC, POSTS, ACCESSORIES, FITTINGS AND HARDWARE FOR APPROVAL PRIOR TO CONSTRUCTION.

DUMPSTER ENCLOSURE FENCE W/ PRIVACY SLATS
NO SCALE

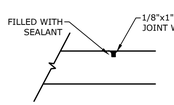


NOTES:
1. ALL FENCE FABRIC, POST AND RAILS SHALL BE BLACK PVC COATED, FUSE BONDED
2. USE MID RAIL ON FENCES AT ALL END POSTS AND AT ALL GATES.

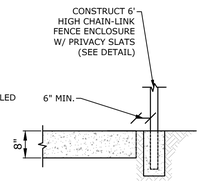
DOUBLE SWING GATE FOR DUMPSTER ENCLOSURE
NO SCALE



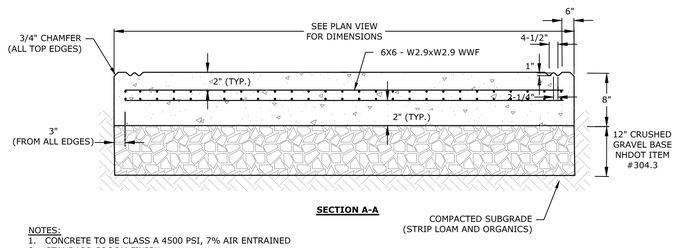
ISOLATION JOINT C



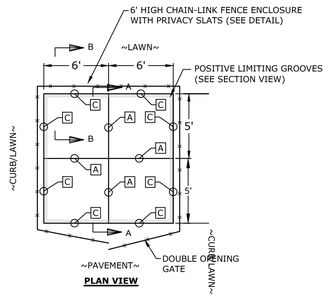
CONTROL JOINT A



SECTION B-B



SECTION A-A



PLAN VIEW

NOTES:
1. CONCRETE TO BE CLASS A 4500 PSI, 7% AIR ENTRAINED
2. STANDARD BROOM FINISH.
3. QUICKRETE CURE & SEAL OR APPROVED EQUAL TO BE APPLIED PER MANUFACTURER RECOMMENDATIONS AFTER PLACEMENT OF CONCRETE
4. BURLAP AND POLY COVERINGS SHALL NOT BE USED FOR CURING.

DUMPSTER PAD WITH ENCLOSURE
NO SCALE

Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

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8/26/26

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Portsmouth, New Hampshire

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A	4/29/2026	CC WORK SESSION

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DATE:	4/29/2026
FILE:	K0076-0066_C-DTLS.dwg
DRAWN BY:	M.CURLEY
DESIGNED BY:	B.CURCIO
CHECKED BY:	N.HANSEN
APPROVED BY:	P.CRIMMINS

DETAILS SHEET

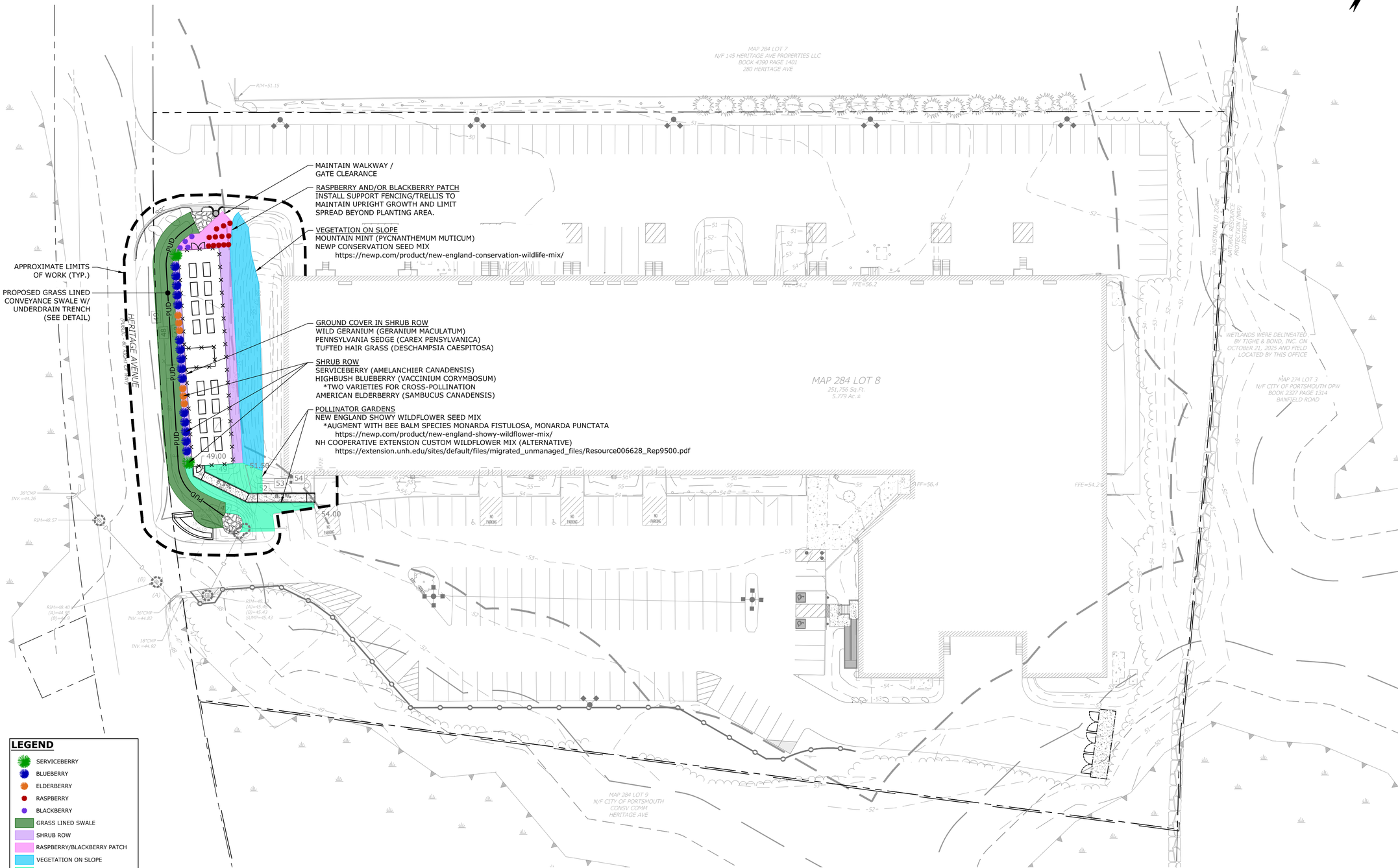
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C-503

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Tighe & Bond:J:\K\K0076 The Kane Company - General Proposals\0076-0066 124 Heritage Ave\Drawings\AutoCAD\Sheet\K0076-0066_C-DTLS.dwg

GENERAL NOTES:

1. INSTALL SIGNAGE IDENTIFYING NATIVE EDIBLE PLANT SPECIES.
2. BLACKBERRY AND RASPBERRY CAN PROVIDE A PRODUCTIVE EDIBLE COMPONENT TO THE PLANTING AREA. HOWEVER, BOTH SPECIES TEND TO SPREAD VIGOROUSLY THROUGH CANES AND ROOT SUCKERS AND MAY REQUIRE PERIODIC PRUNING AND CONTAINMENT TO MAINTAIN THE INTENDED LAYOUT. IF LONG-TERM MAINTENANCE IS EXPECTED TO BE LIMITED, CONSIDER SUBSTITUTING WITH LOWER-MAINTENANCE EDIBLE NATIVE SHRUBS SUCH AS BLUEBERRY.



LEGEND

- SERVICEBERRY
- BLUEBERRY
- ELDERBERRY
- RASPBERRY
- BLACKBERRY
- GRASS LINED SWALE
- SHRUB ROW
- RASPBERRY/BLACKBERRY PATCH
- VEGETATION ON SLOPE
- POLLINATOR GARDENS

0 30' 60'
SCALE: 1" = 30'

Last Saved: 8/24/2026
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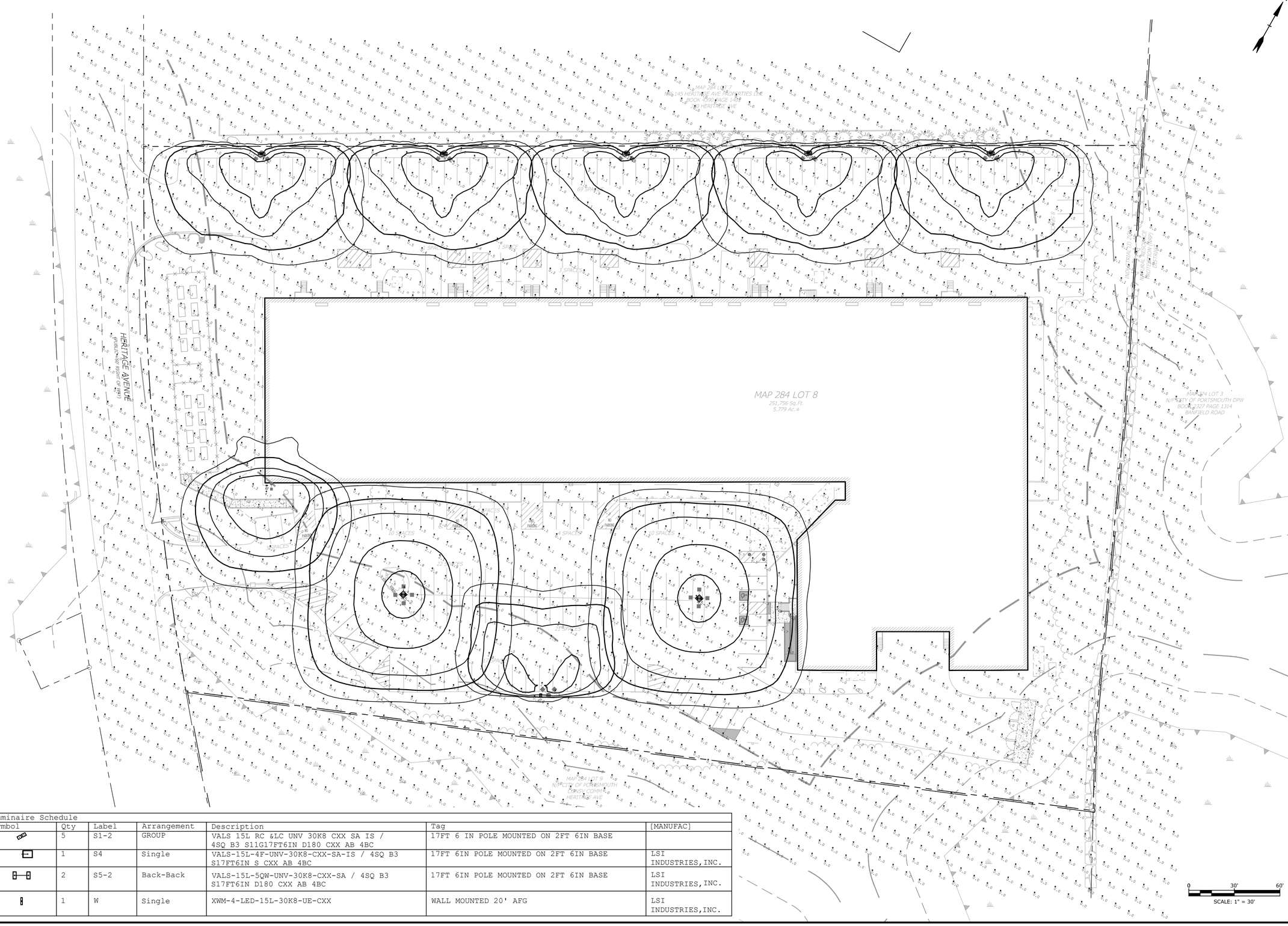
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CHECKED BY:	N.HANSEN
APPROVED BY:	P.CRIMMINS

PLANTING PLAN

SCALE:

L-101



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	5	S1-2	GROUP	VALS 15L RC &LC UNV 30K8 CXX SA IS / 4SQ B3 S11G17FT6IN D180 CXX AB 4BC	17FT 6 IN POLE MOUNTED ON 2FT 6IN BASE	
	1	S4	Single	VALS-15L-4F-UNV-30K8-CXX-SA-IS / 4SQ B3 S17FT6IN S CXX AB 4BC	17FT 6IN POLE MOUNTED ON 2FT 6IN BASE	LSI INDUSTRIES,INC.
	2	S5-2	Back-Back	VALS-15L-5QW-UNV-30K8-CXX-SA / 4SQ B3 S17FT6IN D180 CXX AB 4BC	17FT 6IN POLE MOUNTED ON 2FT 6IN BASE	LSI INDUSTRIES,INC.
	1	W	Single	XWM-4-LED-15L-30K8-UE-CXX	WALL MOUNTED 20' AFG	LSI INDUSTRIES,INC.

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PHOTOMETRIC PLAN

SCALE:

LT-101

Last Saved: 8/24/2026
Plotted: 8/26/2026 4:40pm By: BCurcio
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Drainage Analysis
124 Heritage Avenue – Garden & Site Improvements

TO: City of Portsmouth Technical Review Committee

FROM: Neil Hansen, PE
Ben Curcio, PE

COPY: One Twenty Four Group, Inc.

DATE: July 14, 2026

1.0 Project Description

The proposed project is located at 124 Heritage Avenue which is identified as Map 284 Lot 8 on the City of Portsmouth Tax Maps. The property is a 5.8-acre parcel of land that is located in the Industrial (1) zone. The property is bound to the west by Heritage Avenue, 280-282 Heritage Avenue Industrial property to the north, and undeveloped City owned parcels to the south and east. The site currently operates as a multi-tenant industrial/commercial building.

The proposed project consists of the construction of a garden for the use of one of the buildings tenants, Gather. The garden will be in the front of the existing building in what is currently a maintained lawn area. An ADA accessible ramp is also proposed to provide access to the garden from the existing parking lot. The project will include additional site improvements including parking lot re-stripping, stormwater conveyance modifications, lighting, and landscaping.

1.1 Drainage Analysis

The pre-development and post-development watershed conditions were analyzed at one (1) Point of Analysis. The total watershed area evaluated as part of this drainage analysis was held constant between pre-development and post-development conditions.

Point of Analysis 1 (PA-1) is located near the southwest corner of the site and represents flows entering the existing 18-inch culvert inlet within the front yard. The culvert discharges to a larger 36-inch corrugated metal pipe extending from east to west beneath Heritage Avenue.

Two (2) subcatchments were modeled under both pre-development and post-development conditions. PRE/POST-1.0 represents the area that conveys runoff by overland flow to the 18-inch culvert inlet. PRE/POST-2.0 represents runoff from the building roof, which is assumed to discharge through a separate 18-inch drain pipe located adjacent to the culvert inlet.

The existing front yard generally functions as a broad swale, conveying runoff from west to east toward the culvert inlet that is situated lower than the finish grade of the east end of the swale/yard area. Accordingly, it was modeled as a reach under the pre-development condition. The post-development model similarly includes a revised reach representing the proposed reconfiguration of the drainage swale.

1.3 Calculation Methods

The design storms analyzed in this study are 2-year, 10-year, 25-year and 50-year 24-hour duration storm events. The stormwater modeling system, HydroCAD 10.0 was utilized to predict the peak runoff rates from these storm events. The peak discharge rates were determined by analyzing Type III 24-hour storm events. The rainfall data for these storm events were obtained from the data published by the Northeast Regional Climate Center at Cornell University.

The time of concentration was computed using the TR-55 Method, which provides a means of determining the time for an entire watershed to contribute runoff to a specific location via sheet flows, shallow concentrated flow, and channel flow. Runoff curve numbers were calculated by estimating the coverage areas and then summing the curve number for the coverage area as a percent of the entire watershed.

References:

1. HydroCAD Stormwater Modeling System, by HydroCAD Software Solutions LLC, Chocorua, New Hampshire.
2. New Hampshire Stormwater Management Manual, Volume 2, Post-Construction Best Management Practices Selection and Design, December 2008.
3. "Extreme Precipitation in New York & New England." Extreme Precipitation in New York & New England by Northeast Regional Climate Center (NRCC), 26 June 2012.

2.0 Peak Rate Comparisons

The following table summarizes and compares the pre- and post-development peak runoff rates for the 2-year, 10-year, 25-year and 50-year storm events at the point of analysis.

Table 2.1 – Comparison of Pre- and Post- Development Flows

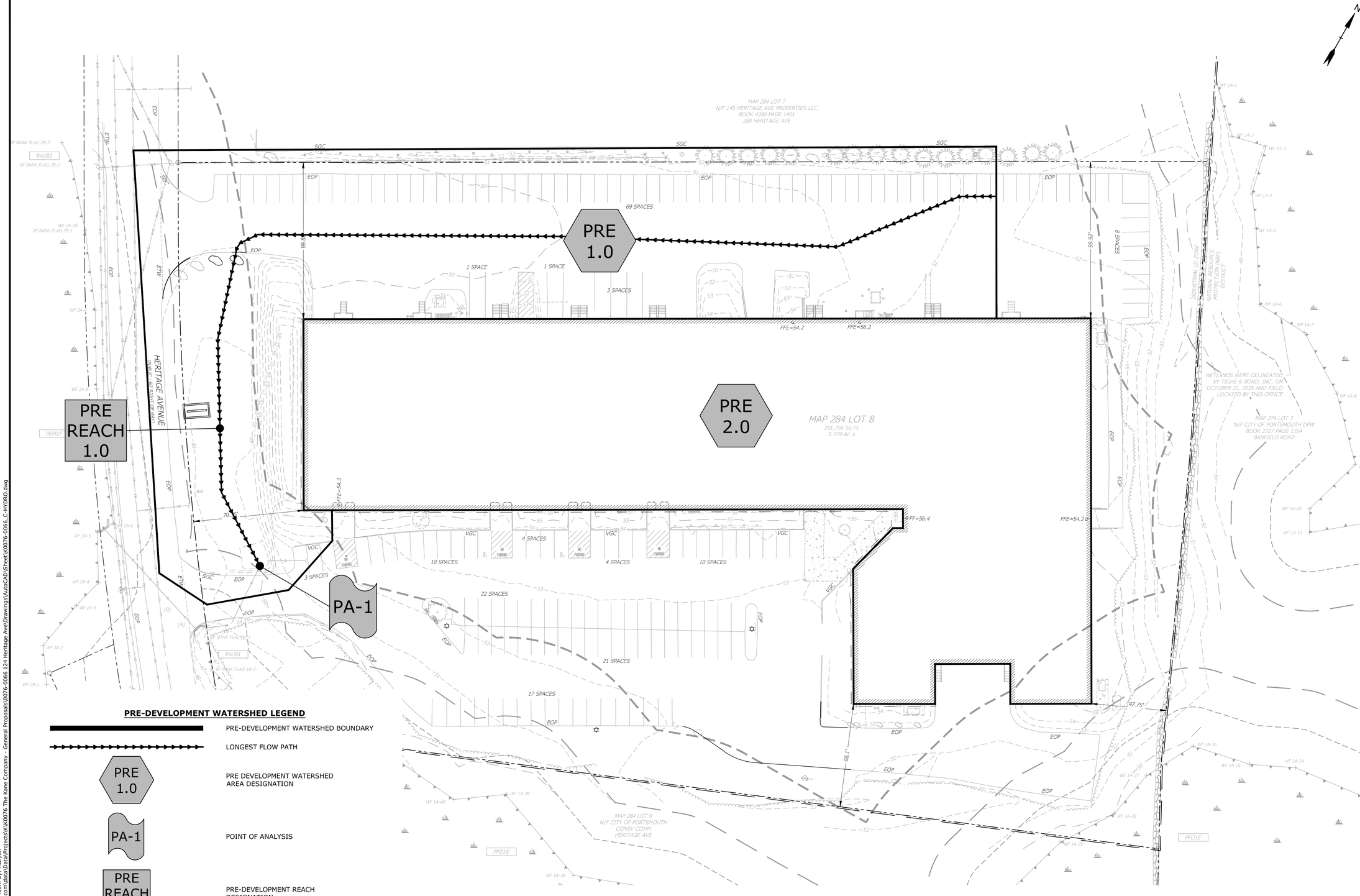
Point of Analysis	Pre/**Post** 2-Year Storm (cfs)	Pre/**Post** 10-Year Storm (cfs)	Pre/**Post** 25-Year Storm (cfs)	Pre/**Post** 50-Year Storm (cfs)
PA1	9.56/**9.58**	15.35/**15.38**	19.91/**19.95**	24.15/**24.19**

3.0 Conclusion

The proposed improvements will increase impervious area within the study area by approximately 500 square feet. Although the model indicates a corresponding increase in stormwater flow, the change is considered negligible and is not expected to be measurable in practice.

Enclosures

A Pre-Development Drainage Watershed Plan
B Pre-Development Calculations
C Post-Development Watershed Plan
D Post-Development Calculations
E Extreme Precipitation Tables



PRE-DEVELOPMENT WATERSHED LEGEND

- PRE-DEVELOPMENT WATERSHED BOUNDARY
- LONGEST FLOW PATH
- PRE 1.0 — PRE DEVELOPMENT WATERSHED AREA DESIGNATION
- PA-1 — POINT OF ANALYSIS
- PRE REACH 1.0 — PRE-DEVELOPMENT REACH DESIGNATION

0 30' 60'

SCALE: 1" = 30'

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T 603.433.8818

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124 Heritage Ave.

One Twenty Four Group, Inc.

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
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A	4/29/2026	CC WORK SESSION

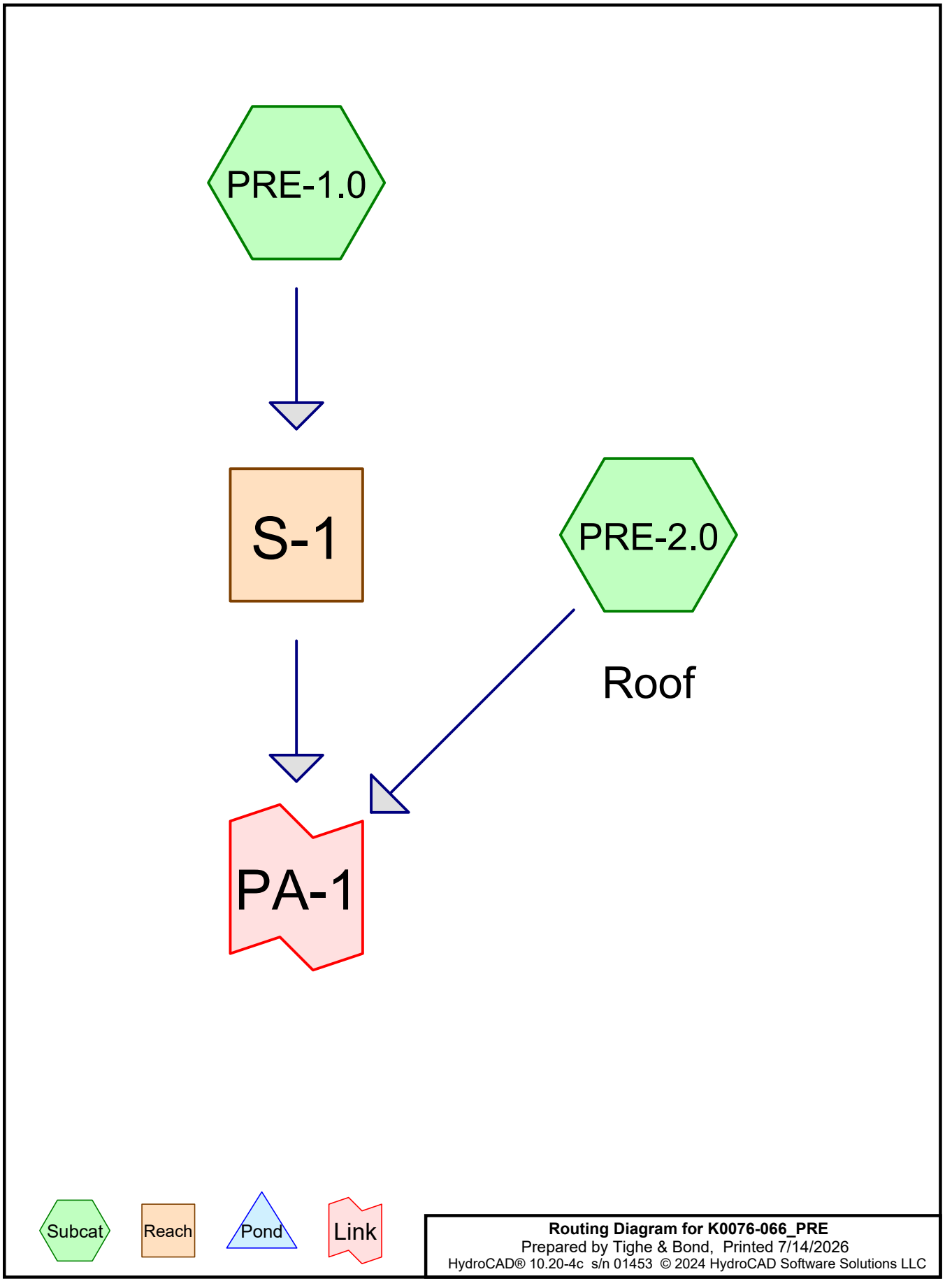
PROJECT NO:	K0076-0066
DATE:	4/29/2026
FILE:	K0076-0066_C-HYDRO.dwg
DRAWN BY:	M.BRYAN
DESIGNED BY:	B.CURCIO
CHECKED BY:	N.HANSEN
APPROVED BY:	P.CRIMMINS

PRE-WATERSHED PLAN

SCALE:

C-801

Last Saved: 7/8/2025
Plotted On: Jul 09, 2026-9:46am By: MBryan
Tighe & Bond: \\tighebond.com\data\Data\Projects\K\K0076 The Kane Company - General Proposals\0076-0066 124 Heritage Ave\Drawings\AutoCAD\Sheet\K0076-0066_C-HYDRO.dwg



Routing Diagram for K0076-066_PRE
Prepared by Tighe & Bond, Printed 7/14/2026
HydroCAD® 10.20-4c s/n 01453 © 2024 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
26,865	74	>75% Grass cover, Good, HSG C (PRE-1.0)
49,855	98	Paved parking, HSG C (PRE-1.0)
77,880	98	Roofs, HSG C (PRE-2.0)
154,600	**94**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
154,600	HSG C	PRE-1.0, PRE-2.0
0	HSG D	
0	Other	
154,600		**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment PRE-1.0: Runoff Area=76,720 sf 64.98% Impervious Runoff Depth>2.20"
Flow Length=496' Slope=0.0070 '/' Tc=6.0 min CN=90 Runoff=4.41 cfs 14,090 cf

Subcatchment PRE-2.0: Roof Runoff Area=77,880 sf 100.00% Impervious Runoff Depth>3.01"
Tc=6.0 min CN=98 Runoff=5.49 cfs 19,505 cf

Reach S-1: Avg. Flow Depth=0.28' Max Vel=1.37 fps Inflow=4.41 cfs 14,090 cf
n=0.030 L=185.0' S=0.0108 '/' Capacity=129.75 cfs Outflow=4.18 cfs 14,071 cf

Link PA-1: Inflow=9.56 cfs 33,577 cf
Primary=9.56 cfs 33,577 cf

Total Runoff Area = 154,600 sf Runoff Volume = 33,596 cf Average Runoff Depth = 2.61"
17.38% Pervious = 26,865 sf 82.62% Impervious = 127,735 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment PRE-1.0: Runoff Area=76,720 sf 64.98% Impervious Runoff Depth>3.79"
Flow Length=496' Slope=0.0070 '/' Tc=6.0 min CN=90 Runoff=7.39 cfs 24,210 cf

Subcatchment PRE-2.0: Roof Runoff Area=77,880 sf 100.00% Impervious Runoff Depth>4.67"
Tc=6.0 min CN=98 Runoff=8.38 cfs 30,311 cf

Reach S-1: Avg. Flow Depth=0.34' Max Vel=1.57 fps Inflow=7.39 cfs 24,210 cf
n=0.030 L=185.0' S=0.0108 '/' Capacity=129.75 cfs Outflow=7.11 cfs 24,183 cf

Link PA-1: Inflow=15.35 cfs 54,495 cf
Primary=15.35 cfs 54,495 cf

Total Runoff Area = 154,600 sf Runoff Volume = 54,522 cf Average Runoff Depth = 4.23"
17.38% Pervious = 26,865 sf 82.62% Impervious = 127,735 sf

Summary for Subcatchment PRE-1.0:

Runoff = 7.39 cfs @ 12.09 hrs, Volume= 24,210 cf, Depth> 3.79"
Routed to Reach S-1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.91"

Area (sf)	CN	Description
49,855	98	Paved parking, HSG C
26,865	74	>75% Grass cover, Good, HSG C
76,720	90	Weighted Average
26,865		35.02% Pervious Area
49,855		64.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0070	0.90		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.20"
3.9	396	0.0070	1.70		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
5.7	496	Total, Increased to minimum Tc = 6.0 min			

Summary for Subcatchment PRE-2.0: Roof

Runoff = 8.38 cfs @ 12.09 hrs, Volume= 30,311 cf, Depth> 4.67"
Routed to Link PA-1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.91"

Area (sf)	CN	Description
77,880	98	Roofs, HSG C
0	74	>75% Grass cover, Good, HSG C
77,880	98	Weighted Average
77,880		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

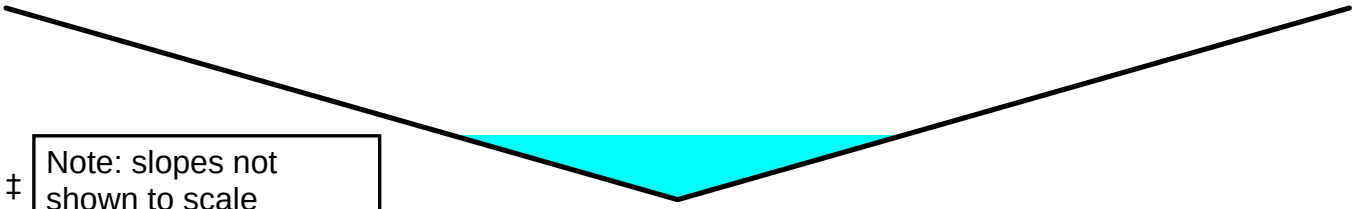
Summary for Reach S-1:

Inflow Area = 76,720 sf, 64.98% Impervious, Inflow Depth > 3.79" for 10-yr event
Inflow = 7.39 cfs @ 12.09 hrs, Volume= 24,210 cf
Outflow = 7.11 cfs @ 12.11 hrs, Volume= 24,183 cf, Atten= 4%, Lag= 1.4 min
Routed to Link PA-1 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.57 fps, Min. Travel Time= 2.0 min
Avg. Velocity = 0.62 fps, Avg. Travel Time= 5.0 min

Peak Storage= 838 cf @ 12.11 hrs
Average Depth at Peak Storage= 0.34' , Surface Width= 26.92'
Bank-Full Depth= 1.00' Flow Area= 40.0 sf, Capacity= 129.75 cfs

0.00' x 1.00' deep channel, n= 0.030 Earth, grassed & winding
Side Slope Z-value= 40.0 '/' Top Width= 80.00'
Length= 185.0' Slope= 0.0108 '/'
Inlet Invert= 49.00', Outlet Invert= 47.00'



‡ Note: slopes not shown to scale

Summary for Link PA-1:

Inflow Area = 154,600 sf, 82.62% Impervious, Inflow Depth > 4.23" for 10-yr event
Inflow = 15.35 cfs @ 12.10 hrs, Volume= 54,495 cf
Primary = 15.35 cfs @ 12.10 hrs, Volume= 54,495 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPRE-1.0: Runoff Area=76,720 sf 64.98% Impervious Runoff Depth>5.07"
Flow Length=496' Slope=0.0070 '/' Tc=6.0 min CN=90 Runoff=9.73 cfs 32,392 cf

SubcatchmentPRE-2.0: Roof Runoff Area=77,880 sf 100.00% Impervious Runoff Depth>5.99"
Tc=6.0 min CN=98 Runoff=10.66 cfs 38,862 cf

Reach S-1: Avg. Flow Depth=0.37' Max Vel=1.68 fps Inflow=9.73 cfs 32,392 cf
n=0.030 L=185.0' S=0.0108 '/' Capacity=129.75 cfs Outflow=9.41 cfs 32,360 cf

Link PA-1: Inflow=19.91 cfs 71,222 cf
Primary=19.91 cfs 71,222 cf

Total Runoff Area = 154,600 sf Runoff Volume = 71,254 cf Average Runoff Depth = 5.53"
17.38% Pervious = 26,865 sf 82.62% Impervious = 127,735 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

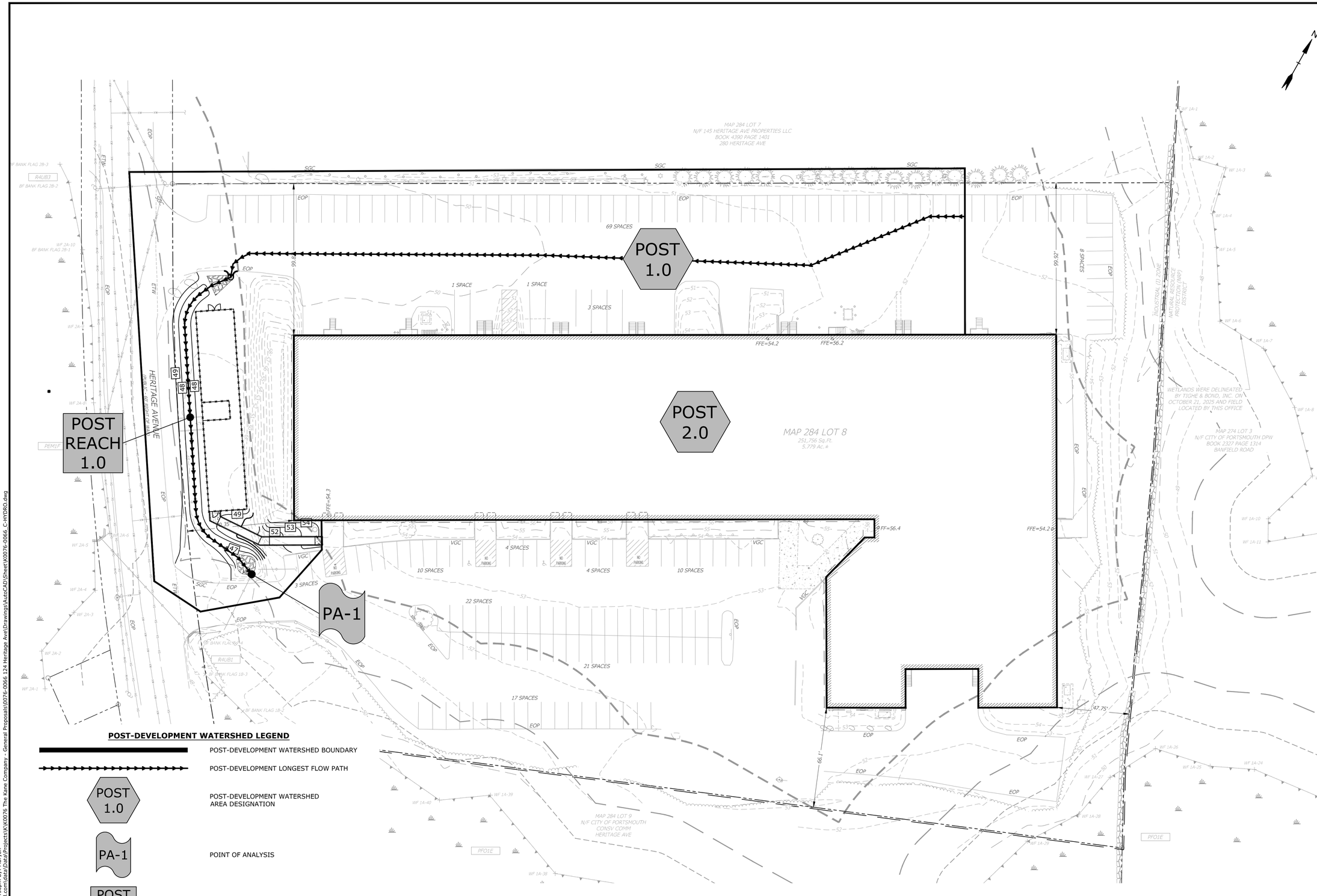
Subcatchment PRE-1.0: Runoff Area=76,720 sf 64.98% Impervious Runoff Depth>6.27"
Flow Length=496' Slope=0.0070 '/' Tc=6.0 min CN=90 Runoff=11.89 cfs 40,088 cf

Subcatchment PRE-2.0: Roof Runoff Area=77,880 sf 100.00% Impervious Runoff Depth>7.22"
Tc=6.0 min CN=98 Runoff=12.78 cfs 46,833 cf

Reach S-1: Avg. Flow Depth=0.40' Max Vel=1.77 fps Inflow=11.89 cfs 40,088 cf
n=0.030 L=185.0' S=0.0108 '/' Capacity=129.75 cfs Outflow=11.54 cfs 40,051 cf

Link PA-1: Inflow=24.15 cfs 86,884 cf
Primary=24.15 cfs 86,884 cf

Total Runoff Area = 154,600 sf Runoff Volume = 86,921 cf Average Runoff Depth = 6.75"
17.38% Pervious = 26,865 sf 82.62% Impervious = 127,735 sf



POST-DEVELOPMENT WATERSHED LEGEND

- POST-DEVELOPMENT WATERSHED BOUNDARY
- POST-DEVELOPMENT LONGEST FLOW PATH
- POST 1.0 — POST-DEVELOPMENT WATERSHED AREA DESIGNATION
- PA-1 — POINT OF ANALYSIS
- POST REACH 1.0 — POST-DEVELOPMENT REACH DESIGNATION

SCALE: 1" = 30'

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124 Heritage Ave.

One Twenty Four Group, Inc.

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
B	6/22/2026	TAC SUBMISSION
A	4/29/2026	CC WORK SESSION

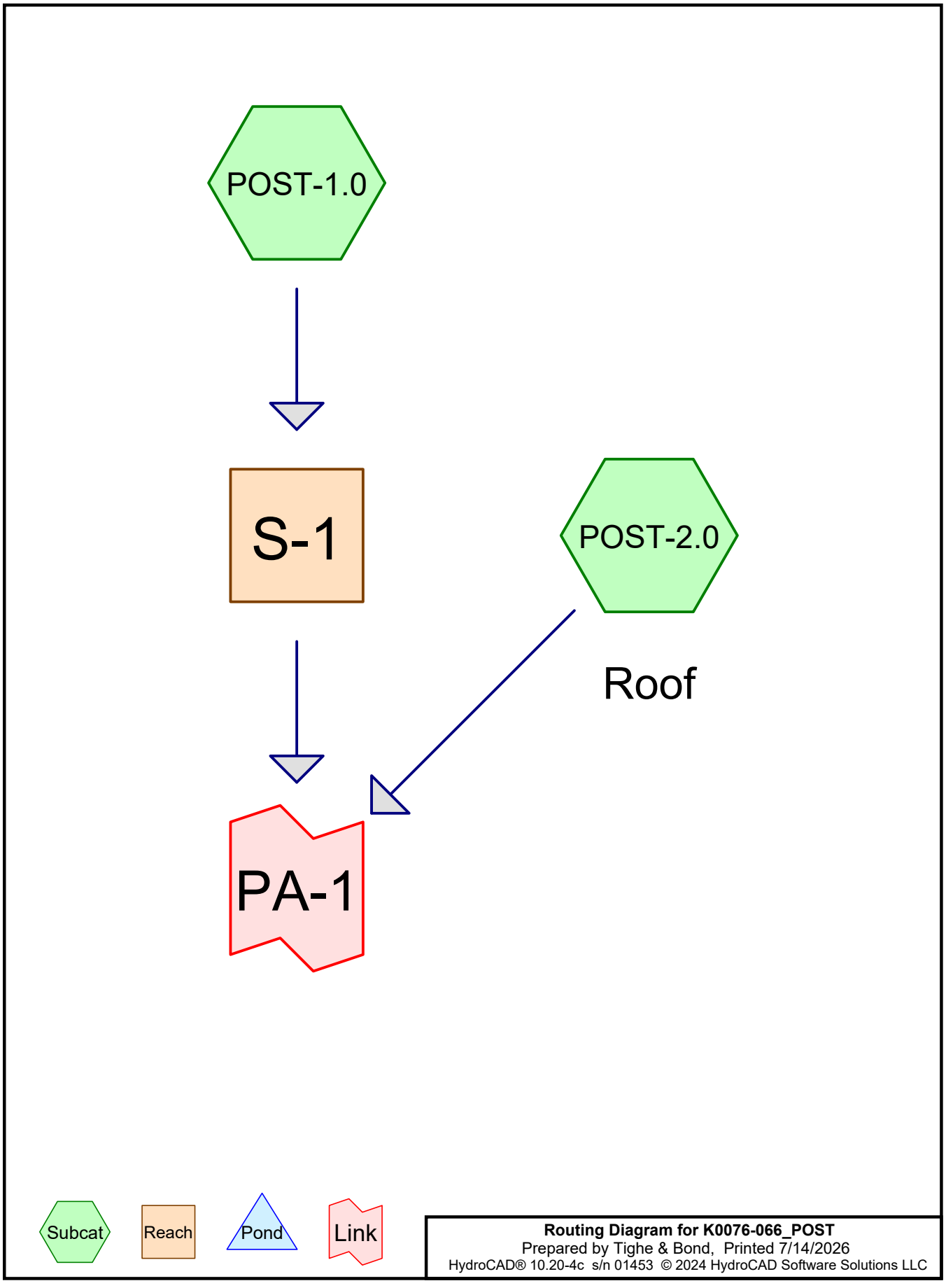
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DATE:	4/29/2026
FILE:	K0076-0066_C-HYDRO.dwg
DRAWN BY:	M.BRYAN
DESIGNED BY:	B.CURCIO
CHECKED BY:	N.HANSEN
APPROVED BY:	P.CRIMMINS

POST-WATERSHED PLAN

SCALE:

C-802

Last Saved: 7/9/2025
Plotted On: Jul 13, 2026 - 2:56pm By: MBryan
Tighe & Bond: \\tighebond.com\data\Data\Projects\K\K0076 The Kane Company - General Proposals\0076-0066 124 Heritage Ave\Drawings\AutoCAD\Sheet\K0076-0066_C-HYDRO.dwg



Routing Diagram for K0076-066_POST
Prepared by Tighe & Bond, Printed 7/14/2026
HydroCAD® 10.20-4c s/n 01453 © 2024 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
26,385	74	>75% Grass cover, Good, HSG C (POST-1.0)
50,335	98	Paved parking, HSG C (POST-1.0)
77,880	98	Roofs, HSG C (POST-2.0)
154,600	**94**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
154,600	HSG C	POST-1.0, POST-2.0
0	HSG D	
0	Other	
154,600		**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST-1.0: Runoff Area=76,720 sf 65.61% Impervious Runoff Depth>2.20"
Flow Length=495' Slope=0.0070 '/' Tc=6.0 min CN=90 Runoff=4.41 cfs 14,090 cf

Subcatchment POST-2.0: Roof Runoff Area=77,880 sf 100.00% Impervious Runoff Depth>3.01"
Tc=6.0 min CN=98 Runoff=5.49 cfs 19,505 cf

Reach S-1: Avg. Flow Depth=0.60' Max Vel=1.47 fps Inflow=4.41 cfs 14,090 cf
n=0.040 L=200.0' S=0.0050 '/' Capacity=11.75 cfs Outflow=4.20 cfs 14,062 cf

Link PA-1: Inflow=9.58 cfs 33,567 cf
Primary=9.58 cfs 33,567 cf

Total Runoff Area = 154,600 sf Runoff Volume = 33,596 cf Average Runoff Depth = 2.61"
17.07% Pervious = 26,385 sf 82.93% Impervious = 128,215 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST-1.0: Runoff Area=76,720 sf 65.61% Impervious Runoff Depth>3.79"
Flow Length=495' Slope=0.0070 '/' Tc=6.0 min CN=90 Runoff=7.39 cfs 24,210 cf

Subcatchment POST-2.0: Roof Runoff Area=77,880 sf 100.00% Impervious Runoff Depth>4.67"
Tc=6.0 min CN=98 Runoff=8.38 cfs 30,311 cf

Reach S-1: Avg. Flow Depth=0.78' Max Vel=1.71 fps Inflow=7.39 cfs 24,210 cf
n=0.040 L=200.0' S=0.0050 '/' Capacity=11.75 cfs Outflow=7.13 cfs 24,173 cf

Link PA-1: Inflow=15.38 cfs 54,484 cf
Primary=15.38 cfs 54,484 cf

Total Runoff Area = 154,600 sf Runoff Volume = 54,522 cf Average Runoff Depth = 4.23"
17.07% Pervious = 26,385 sf 82.93% Impervious = 128,215 sf

Summary for Subcatchment POST-1.0:

Runoff = 7.39 cfs @ 12.09 hrs, Volume= 24,210 cf, Depth> 3.79"
Routed to Reach S-1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.91"

Area (sf)	CN	Description
50,335	98	Paved parking, HSG C
26,385	74	>75% Grass cover, Good, HSG C
76,720	90	Weighted Average
26,385		34.39% Pervious Area
50,335		65.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0070	0.90		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.20"
3.9	395	0.0070	1.70		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
5.7	495	Total, Increased to minimum Tc = 6.0 min			

Summary for Subcatchment POST-2.0: Roof

Runoff = 8.38 cfs @ 12.09 hrs, Volume= 30,311 cf, Depth> 4.67"
Routed to Link PA-1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.91"

Area (sf)	CN	Description
77,880	98	Roofs, HSG C
0	74	>75% Grass cover, Good, HSG C
77,880	98	Weighted Average
77,880		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Reach S-1:

Inflow Area = 76,720 sf, 65.61% Impervious, Inflow Depth > 3.79" for 10-yr event
Inflow = 7.39 cfs @ 12.09 hrs, Volume= 24,210 cf
Outflow = 7.13 cfs @ 12.11 hrs, Volume= 24,173 cf, Atten= 4%, Lag= 1.4 min
Routed to Link PA-1 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.71 fps, Min. Travel Time= 2.0 min
Avg. Velocity = 0.54 fps, Avg. Travel Time= 6.2 min

Peak Storage= 834 cf @ 12.11 hrs
Average Depth at Peak Storage= 0.78' , Surface Width= 7.68'
Bank-Full Depth= 1.00' Flow Area= 6.0 sf, Capacity= 11.75 cfs

3.00' x 1.00' deep channel, n= 0.040 Earth, cobble bottom, clean sides
Side Slope Z-value= 3.0 '/' Top Width= 9.00'
Length= 200.0' Slope= 0.0050 '/'
Inlet Invert= 48.00', Outlet Invert= 47.00'



‡

Summary for Link PA-1:

Inflow Area = 154,600 sf, 82.93% Impervious, Inflow Depth > 4.23" for 10-yr event
Inflow = 15.38 cfs @ 12.10 hrs, Volume= 54,484 cf
Primary = 15.38 cfs @ 12.10 hrs, Volume= 54,484 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST-1.0: Runoff Area=76,720 sf 65.61% Impervious Runoff Depth>5.07"
Flow Length=495' Slope=0.0070 '/' Tc=6.0 min CN=90 Runoff=9.73 cfs 32,392 cf

Subcatchment POST-2.0: Roof Runoff Area=77,880 sf 100.00% Impervious Runoff Depth>5.99"
Tc=6.0 min CN=98 Runoff=10.66 cfs 38,862 cf

Reach S-1: Avg. Flow Depth=0.90' Max Vel=1.84 fps Inflow=9.73 cfs 32,392 cf
n=0.040 L=200.0' S=0.0050 '/' Capacity=11.75 cfs Outflow=9.43 cfs 32,348 cf

Link PA-1: Inflow=19.95 cfs 71,210 cf
Primary=19.95 cfs 71,210 cf

Total Runoff Area = 154,600 sf Runoff Volume = 71,254 cf Average Runoff Depth = 5.53"
17.07% Pervious = 26,385 sf 82.93% Impervious = 128,215 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST-1.0: Runoff Area=76,720 sf 65.61% Impervious Runoff Depth>6.27"
Flow Length=495' Slope=0.0070 '/' Tc=6.0 min CN=90 Runoff=11.89 cfs 40,088 cf

Subcatchment POST-2.0: Roof Runoff Area=77,880 sf 100.00% Impervious Runoff Depth>7.22"
Tc=6.0 min CN=98 Runoff=12.78 cfs 46,833 cf

Reach S-1: Avg. Flow Depth=0.99' Max Vel=1.95 fps Inflow=11.89 cfs 40,088 cf
n=0.040 L=200.0' S=0.0050 '/' Capacity=11.75 cfs Outflow=11.57 cfs 40,038 cf

Link PA-1: Inflow=24.19 cfs 86,872 cf
Primary=24.19 cfs 86,872 cf

Total Runoff Area = 154,600 sf Runoff Volume = 86,921 cf Average Runoff Depth = 6.75"
17.07% Pervious = 26,385 sf 82.93% Impervious = 128,215 sf

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing	Yes
State	
Location	
Latitude	43.035 degrees North
Longitude	70.797 degrees West
Elevation	10 feet
Date/Time	Thu Jul 09 2026 14:59:42 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.66	0.82	1.04	1yr	0.71	0.98	1.22	1.57	2.04	2.68	2.95	1yr	2.37	2.83	3.25	3.97	4.59	1yr
2yr	0.32	0.50	0.62	0.82	1.02	1.30	2yr	0.88	1.18	1.52	1.95	2.50	3.24	3.60	2yr	2.86	3.46	3.97	4.71	5.36	2yr
5yr	0.37	0.58	0.73	0.98	1.25	1.61	5yr	1.08	1.47	1.89	2.44	3.16	4.10	4.62	5yr	3.63	4.44	5.08	5.98	6.76	5yr
10yr	0.41	0.65	0.82	1.12	1.45	1.90	10yr	1.25	1.73	2.24	2.91	3.78	4.91	5.58	10yr	4.35	5.36	6.14	7.17	8.05	10yr
25yr	0.48	0.76	0.97	1.34	1.78	2.35	25yr	1.54	2.15	2.79	3.65	4.77	6.23	7.16	25yr	5.51	6.89	7.88	9.12	10.15	25yr
50yr	0.54	0.86	1.10	1.54	2.08	2.77	50yr	1.79	2.53	3.30	4.35	5.71	7.46	8.67	50yr	6.61	8.33	9.53	10.93	12.10	50yr
100yr	0.60	0.97	1.25	1.78	2.43	3.27	100yr	2.09	2.99	3.92	5.19	6.83	8.95	10.48	100yr	7.92	10.08	11.52	13.11	14.43	100yr
200yr	0.68	1.11	1.43	2.05	2.84	3.85	200yr	2.45	3.53	4.64	6.17	8.15	10.72	12.68	200yr	9.49	12.19	13.94	15.74	17.21	200yr
500yr	0.80	1.32	1.72	2.50	3.49	4.79	500yr	3.01	4.40	5.80	7.76	10.31	13.63	16.31	500yr	12.07	15.69	17.92	20.04	21.75	500yr

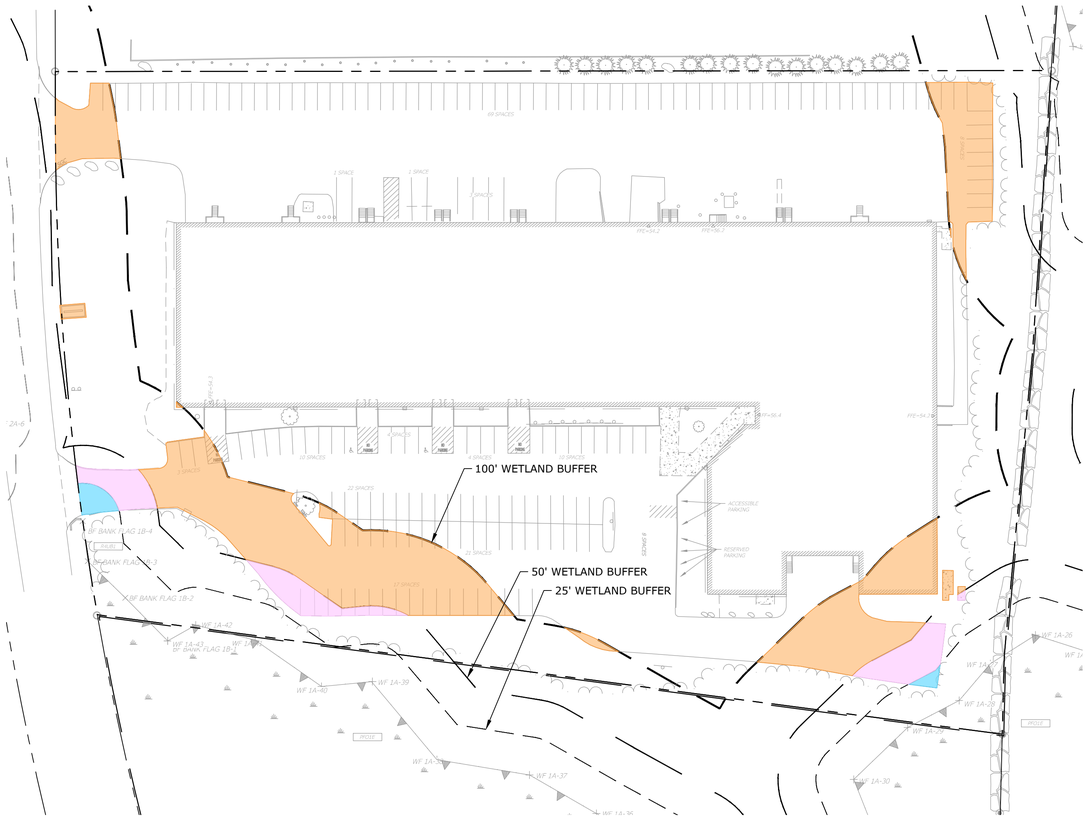
Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.23	0.36	0.44	0.59	0.72	0.89	1yr	0.63	0.87	0.92	1.32	1.67	2.25	2.57	1yr	1.99	2.47	2.88	3.16	3.92	1yr
2yr	0.32	0.49	0.60	0.81	1.00	1.19	2yr	0.86	1.16	1.37	1.82	2.34	3.08	3.49	2yr	2.73	3.36	3.86	4.59	5.11	2yr
5yr	0.35	0.54	0.67	0.92	1.18	1.41	5yr	1.01	1.38	1.61	2.12	2.73	3.83	4.26	5yr	3.39	4.09	4.77	5.61	6.32	5yr
10yr	0.39	0.60	0.74	1.03	1.33	1.61	10yr	1.15	1.57	1.81	2.39	3.06	4.43	4.96	10yr	3.92	4.77	5.55	6.52	7.31	10yr
25yr	0.44	0.67	0.84	1.20	1.58	1.91	25yr	1.36	1.87	2.10	2.76	3.54	4.76	6.03	25yr	4.21	5.80	6.82	7.97	8.84	25yr
50yr	0.49	0.74	0.92	1.33	1.79	2.18	50yr	1.54	2.13	2.35	3.07	3.94	5.38	6.99	50yr	4.76	6.73	7.97	9.28	10.23	50yr
100yr	0.54	0.82	1.03	1.49	2.04	2.49	100yr	1.76	2.43	2.63	3.42	4.36	6.05	8.11	100yr	5.36	7.79	9.33	10.81	11.82	100yr
200yr	0.60	0.91	1.15	1.66	2.32	2.84	200yr	2.00	2.77	2.94	3.78	4.82	6.79	9.40	200yr	6.01	9.03	10.92	12.62	13.69	200yr
500yr	0.70	1.04	1.34	1.95	2.78	3.39	500yr	2.40	3.32	3.42	4.32	5.50	7.92	11.42	500yr	7.01	10.98	13.45	15.51	16.59	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.29	0.44	0.54	0.72	0.89	1.09	1yr	0.77	1.06	1.26	1.74	2.20	3.02	3.16	1yr	2.67	3.04	3.61	4.40	5.09	1yr
2yr	0.34	0.52	0.64	0.86	1.07	1.27	2yr	0.92	1.24	1.48	1.96	2.51	3.45	3.71	2yr	3.06	3.57	4.10	4.86	5.68	2yr
5yr	0.40	0.62	0.77	1.05	1.34	1.62	5yr	1.15	1.59	1.88	2.53	3.24	4.37	4.97	5yr	3.87	4.78	5.41	6.39	7.17	5yr
10yr	0.47	0.72	0.89	1.25	1.61	1.98	10yr	1.39	1.93	2.28	3.10	3.93	5.38	6.19	10yr	4.76	5.96	6.79	7.85	8.76	10yr
25yr	0.58	0.88	1.09	1.56	2.05	2.57	25yr	1.77	2.51	2.95	4.06	5.12	7.86	8.30	25yr	6.95	7.98	9.07	10.33	11.41	25yr
50yr	0.67	1.02	1.27	1.83	2.46	3.13	50yr	2.12	3.06	3.59	4.98	6.27	9.84	10.38	50yr	8.71	9.98	11.30	12.71	13.95	50yr
100yr	0.79	1.19	1.49	2.16	2.96	3.81	100yr	2.55	3.73	4.36	6.13	7.69	12.31	12.97	100yr	10.90	12.47	14.07	15.65	17.05	100yr
200yr	0.92	1.39	1.76	2.55	3.55	4.65	200yr	3.07	4.55	5.32	7.55	9.44	15.45	16.23	200yr	13.67	15.61	17.54	19.27	20.86	200yr
500yr	1.14	1.70	2.19	3.18	4.52	6.04	500yr	3.90	5.90	6.90	9.97	12.40	20.87	21.84	500yr	18.47	21.00	23.47	25.36	27.25	500yr

Powered by ACIS



EXISTING IMPERVIOUS SURFACES
SCALE 1" = 50'



PROPOSED IMPERVIOUS SURFACES
SCALE 1" = 50'

IMPERVIOUS SURFACES WITHIN WETLAND BUFFERS		
LOCAL WETLAND BUFFER SETBACK	WITHIN DEVELOPMENT PARCEL	
	EXISTING (SF)	PROPOSED (SF)
0 - 25 FT	521	565
25 - 50 FT	3,356	3,553
50 - 100 FT	20,747	21,066
TOTAL IMPERVIOUS SURFACE	24,624	25,183
NET IMPERVIOUS SURFACE	560	

0 50' 100'

SCALE: 1" = 50'

124 HERITAGE AVENUE
PORTSMOUTH, NH

WETLAND BUFFER
IMPERVIOUS SURFACE EXHIBIT

DATE: 8/11/2026
SCALE: AS SHOWN
FIGURE: 1 OF 1

Tighe & Bond

Plotted On:Aug 11, 2026-11:30am By: BCurcio
Tighe & Bond:J:\K\0076 The Kane Company - General Proposals\0076-0066 124 Heritage Ave\Drawings\AutoCAD\Sheet\K0076-0066_C-DSGN.dwg

Technical Memorandum

124 Heritage Avenue Resource Area Delineation

To: Kelsey Kraus, Chief Operating Officer, The Kane Company

From: Stefanie Tetreault, CWS, PWS, Project Manager, Tighe & Bond
Lucas Fromm, Environmental Scientist, Tighe & Bond

Copy: Patrick Crimmins, PE, Vice President, Tighe & Bond
Neil Hansen, PE, Project Manager, Tighe & Bond

Date: June 22, 2026

The following technical memorandum describes the wetland delineation conducted by Tighe & Bond on October 21, 2025 to support the development of an existing conditions plan at 124 Heritage Avenue in Portsmouth, NH. A Site Location Map (Figure 1), Aerial Map (Figure 2) showing the wetland delineation flag locations, and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRMette) are in provided in Attachment A. Representative site photographs are provided in Attachment B.

Site Location

The subject property is located at 124 Heritage Avenue in Portsmouth, New Hampshire (City of Portsmouth Tax Map 284, Lot 8). The property is bound to the north by a commercial facility, undeveloped forests to the east and west, and Heritage Avenue to the southwest. A municipally-designated Prime Wetland is present southwest of Heritage Avenue. The subject property consists of a multi-use commercial building with associated parking lots northwest and southeast of the building.

Wetland Delineation

On October 21, 2025, a Tighe & Bond New Hampshire Certified Wetland Scientist (CWS) delineated wetland resource areas within the vicinity of the site and evaluated each relative to the applicable local, state, and federal criteria. Wetland resource areas in the vicinity of the proposed work were delineated in accordance with the United States Army Corps of Engineers' (USACE) *Wetlands Delineation Manual and Regional Supplement* (2012), *Field Indicators for Identifying Hydric Soils in New England* (Version 4, 2017), the *New Hampshire Code of Administrative Rules: Delineation and Classification of Jurisdictional Areas* (Chapter Env-Wt 400), and Chapter 10 of the Portsmouth Zoning Ordinance. The evaluation also included a review of publicly available data such as LiDAR elevation data and historic aerial imagery.

Wetland boundaries were marked in the field with alphanumerically labeled survey flagging tape. Flags were located by GPS and by a licensed land surveyor. Local weather yielded approximately 1.51-inches of rain in the week prior to the field delineation, including 0.60 inches in the 24-hour period immediately preceding the delineation. According to the U.S. Drought Monitor, Rockingham County was also experiencing Moderate to Severe Drought at the time of the delineation.[1]

[1] U.S. Drought Monitor. 2025. National Drought Mitigation Center, USDA, and NOAA. Available at: https://droughtmonitor.unl.edu

Summary of Delineated Natural Resource Areas

Two freshwater wetlands, demarcated by Flag Series 1A and 2A, and one intermittent stream, demarcated by Flag Series 1B and 2B were identified within the vicinity of the project site. Wetland 2A is a municipally-designated Prime Wetland with a duly-established 100-foot Prime Wetland buffer. As per Chapter 10 of the Portsmouth Zoning Ordinance, wetlands present on site are afforded a 100-foot wetland buffer. A summary of delineated wetlands by flagging series is presented in Table 1. USACE Wetland Delineation Data Forms are included in Attachment C.

TABLE 1 Summary of Delineated Wetland Resource Areas by Flag Series

Wetland ID	Flag Series	Flag Numbers	Resource Area Type	Classification*	PRA†
1	1A	1 – 43	Freshwater Wetland	PFO1E	No
	1B	1 – 4	Intermittent Stream	R4UB1	No
2	2A	1 – 9	Freshwater Wetland	PSS1E/PEM1F	Yes
	2B	1 - 3	Intermittent Stream	R4UB3	Yes

*Classification of Wetlands and Deepwater Habitats of the United States by Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979.

†Priority Resource Area, as defined by New Hampshire Department of Environmental Services (NHDES) Administrative Rule Env-Wt 103.68.

Freshwater Wetlands

Freshwater (non-tidal) wetlands are defined at RSA 482-A:2, X as "…*an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.*"

SERIES 1A

Series 1A defines the limits of a freshwater wetland present to the north, east and south of the site. This wetland is classified as a palustrine, forested, broad-leaved deciduous, seasonally flood/saturated (PFO1E) wetland. Dominant wetland vegetation observed on-site included red maple (*Acer rubrum,* FAC), musclewood (*Carpinus caroliniana,* FAC), American elm (*Ulmus americana,* FACW), winterberry (*Ilex verticillata,* FACW), spicebush (*Lindera benzoin,* FACW), glossy buckthorn (*Frangula alnus,* FAC), cinnamon fern (*Osmundastrum cinnamomeum*, FACW), creeping buttercup (*Ranunculus repens,* FAC), sensitive fern (*Onoclea sensibilis,* FACW), and poison ivy (*Toxicodendron radicans,* FAC). Hydric soils consisted of 8 inches of mucky sandy (10YR 2/1) underlain by sand (2.5YR 5/2) with prominent redox concentrations (7.5 YR 4/6) observed in the matrix. Soils met hydric indicators S1 (Sandy Mucky Mineral) and S7 (Dark Surface). Indicators of hydrology include water-stained leaves, geomorphic position, microtopographic relief, and the FAC-Neutral Test.

Dominant vegetation in adjacent uplands consisted of red oak (*Quercus rubra,* FACU), American beech (*Fagus grandifolia,* FACU), American elm, witch hazel (*Hamamelis virginiana,* FACU), winterberry, glossy buckthorn, sensitive fern, rough goldenrod, and poison ivy. Upland soils consisted of loam with dominant soil matrix color 2.5YR 4/3. Prominent redox concentrations (7.5YR 4/6) were observed within the soil profile starting at nine inches below the surface.

SERIES 2A

Series 2A defines the limits of a freshwater wetland located southwest of Heritage Avenue. The portion of this wetland closest to the roadway is classified as palustrine scrub-shrub, broad-leaved deciduous, seasonally flooded-saturated (PSS1E). The interior of this wetland is dominated by herbaceous vegetation and exhibits a persistent inundation regime, and is classified as palustrine emergent, persistent, semi-permanently flooded (PEM1F). Dominant wetland vegetation observed within Wetland 2A included red maple, speckled alder (*Alnus serrulata,* OBL), common reed (*Phragmites australis*), narrowleaf cattail (*Typha angustifolia,* OBL), highbush blueberry (*Vaccinium corymbosum,* FACW), glossy buckthorn, and rough goldenrod. Soil consisted of six inches of muck (10YR 2/1) underlain by ten inches of mucky loam (10YR 2/1), and met hydric soil indicator A4 (Hydrogen Sulfide). Indicators of hydrology included surface water, high water table (0 inches), hydrogen sulfide odor, geomorphic position, shallow aquitard, and the FAC-neutral test.

Uplands adjacent to the delineated portion of Wetland 2A consisted of the road embankment to Heritage Avenue. Observed upland vegetation predominately consisted of maintained lawn with red maple, glossy buckthorn and multiflora rose also present. The road embankment consisted of compacted fill. Observed vegetation within undisturbed uplands adjacent to Wetland 2A included white oak (*Quercus alba,* FACU), eastern hemlock (*Tsuga canadensis,* FACU), and American beech. Soil consisted of loam with matrix colors 10YR 2/1 in the upper two inches, followed by four inches of 10YR 3/2 underlain by loam with matrix color 7.5YR 3/4 to a depth of ten inches, at which point a restrictive layer was encountered.

Intermittent Stream

Flag Series 1B and 2B define two sections of an unnamed intermittent stream that flow northwesterly from Wetland 1A to Wetland 2A and is conveyed beneath Heritage Avenue via a culvert. The upper reach of this stream (Flag Series 1B) is classified as a riverine, intermittent, unconsolidated cobble-gravel bottom system (R4UB1), while the downstream reach associated with Flag Series 2B is classified as a riverine, intermittent, unconsolidated mud bottom system (R4UB3). Observed vegetation within the stream bed and associated stream banks included narrowleaf cattail, sensitive fern, American burnweed (*Erechtites hieraciifolius,* FACU), and climbing nightshade (*Solanum dulcamara,* FAC).

100-foot Wetland Buffer

The 100-foot buffer to Wetlands 1A and 2A consists primarily of pine-oak forested uplands. Portions of the parking lot and the commercial building associated with the site also fall within the 100-foot buffer zone. Road frontage of Heritage Avenue associated with the site lies entirely within the 100-foot buffer to Wetland 2A. Dominant vegetation observed within the pine-oak forested uplands included white pine, red oak, American elm, American beech, witch hazel, winterberry, and glossy buckthorn.

Priority Resource Areas

In accordance with New Hampshire Department of Environmental Services (NHDES) Administrative Rule Env-Wt 103.66 the site was evaluated for the potential presence of Priority Resource Areas (PRA).

Documented Occurrences of Protected Species or Habitat

A data check with the New Hampshire Department of Environmental Services Ecological Review Section was completed on May 28, 2026 (DCT26-1245). Based on this initial screening, the project is not expected to impact state-listed protected species, exemplary natural communities, or critical habitat.

Bogs

Bogs are a type of peatland, distinguished by stunted evergreen trees and shrubs, peat deposits, poor drainage, and highly acidic conditions. The NHDES Land Resources Management Permit Planning Tool indicated the potential presence of peatlands within Wetland 1A. During the October 2025 delineation, Tighe & Bond documented vegetation and soils present within a portion of Wetland 1A mapped as potential peatland. Soil observed within Wetland 1A displayed a marked gradient along the northern edge of the project site with mineral soil present along the upland boundary that transitioned to organic soil toward the northeast (i.e., toward the wetland interior). Observed organic soil within Wetland 1A consisted of nine inches of sapric material (i.e., muck) underlain by mucky modified soils.

Observed vegetation within portions of Wetland 1A mapped as potential peatland included, but was not limited to, red maple, cinnamon fern, winterberry, highbush blueberry, spice bush, balsam fir (*Abies balsamea,* FAC), sweetgale (*Myrica gale,* OBL), and several unidentified species of sedges (*Carex spp.*). Sphagnum moss was also observed along the forest floor. The potential peatlands were observed to have a red-maple dominated overstory, whereas bogs are typically more open and are dominated by shrubs and herbaceous plants. As such, identified peatlands were more characteristic of a Red Maple – Sphagnum Basin Swamp[2] than a bog. The Red Maple – Sphagnum Basin Swamp ecological community has a State Conservation Status Rank of S4 (Apparently Secure) and is not classified as a PRA.

Designated Prime Wetland and 100-foot Prime Wetland Buffer

Wetland 2A is a municipally-designated Prime Wetland with a duly-established 100-foot Prime Wetland buffer. The Prime Wetland designation was established by the City of Portsmouth pursuant to RSA 482-A:15 and subsequently accepted by the NHDES. The Prime Wetland and 100-foot buffer are regulated as Priority Resource Areas (PRAs) pursuant to Env-Wt 103.68(d) and (e), respectively. This 100-foot buffer is concurrent with the 100-foot buffer regulated by Section 10.1017.22(3) of the City of Portsmouth Zoning Ordinance.

Wetland 2A was designated as a Prime Wetland by the City of Portsmouth due to its ecological significance, including the presence of open water habitat, a diverse wetland complex, and its potential to support rare species and wildlife habitat.[3] Consistent with RSA 482-A:15, Prime Wetlands are significant based on factors such as their size, unspoiled character, fragile condition, ecological functions, and habitat value.

Functions and Values Assessment

Tighe & Bond conducted a functions and values assessment of Wetlands 1A and 2A based on field observations, site photographs, and publicly available GIS data. Assessment criteria were adapted from RSA 482-A and the U.S. Army Corps of Engineers, New England District, Highway Methodology Workbook Supplement – Wetland Functions and Values: A Descriptive Approach (NAEEP-360-1-30a; September 1999). Wetlands 1A and 2A were evaluated for Ecological Integrity, Wetland-Dependent Wildlife Habitat, Fish and Aquatic Life Habitat, Scenic Quality, Educational Potential, Recreation, Flood Storage, Groundwater Recharge, Nutrient Trapping/Retention/Transformation, Sediment Trapping, Shoreline Anchoring, and Noteworthiness. USACE Wetland Function-Value Evaluation Forms are provided in Attachment D.

[2] Sperduto, D.D. and William F. Nichols. 2004. Natural Communities of New Hampshire. NH Natural Heritage Bureau, Concord, NH. Pub. UNH Cooperative Extension, Durham, NH.

[3] City of Portsmouth Prime Wetlands Analysis Report, prepared by West Environmental, Inc. for the Portsmouth Conservation Commission and Planning Department (October 2006). https://files.cityofportsmouth.com/files/planning/prime_rpt.PDF.pdf

Ecological Integrity

Ecological Integrity refers to the overall health and stability of a wetland ecosystem. Limited invasive species were observed within Wetlands 1A and 2A, and both wetlands are connected to surrounding undeveloped upland forest and wetland habitats. Wetland 1A contains Red Maple–Sphagnum Basin Swamp habitat and is part of an approximately 54-acre unfragmented mosaic of wetlands and upland forests. Wetland 1A also maintains a hydrologic connection to Wetland 2A through a culvert beneath Heritage Avenue.

Wetland 2A is designated as a Prime Wetland by the City of Portsmouth due to its unique open water habitat, diverse wetland complex, and potential to support rare species. An approximately 70-acre unfragmented mosaic of wetlands and upland forests surrounds Wetland 2A.

Due to the size, connectivity, and quality of natural habitat associated with these wetlands within an otherwise developed landscape, both wetlands provide Ecological Integrity as a principal function.

Wetland-Dependent Wildlife, Fish, and Aquatic Life Habitat

Wetland-Dependent Wildlife, Fish, and Aquatic Life Habitat considers the suitability of a wetland to provide habitat for wildlife species, fish, and other aquatic organisms. Wetlands 1A and 2A are associated with relatively large areas of undeveloped land and provide a diversity of wetland and upland habitats. The presence of jurisdictional wetlands, combined with their connectivity to surrounding natural areas, indicates that both wetlands provide habitat for wetland-dependent wildlife species. Although an intermittent stream is associated with both wetlands, permanent aquatic habitat was not observed. As such, the wetlands are more likely to support wetland-dependent wildlife than fish or other aquatic organisms. Accordingly, Wetland-Dependent Wildlife Habitat is considered a principal function of both wetlands. Fish and Aquatic Life Habitat is not considered a principal function of either wetland.

Scenic Quality/Recreation/Education Potential

Scenic Quality evaluates a wetland's visual and aesthetic qualities, Recreation considers its ability to support recreational activities, and Educational Potential evaluates its suitability for education and research. Wetlands 1A and 2A are located within a commercially zoned area with limited public access and visibility. As a result, neither wetland is likely to provide significant scenic, recreational, or educational value.

Flood Storage

According to the FEMA FIRMette for the site (Map No. 33015C0270F; effective January 29, 2021), neither Wetland 1A nor Wetland 2A is located within the 100-year floodplain. However, both wetlands likely provide temporary storage of stormwater runoff from Heritage Avenue and the surrounding developed landscape during precipitation events. Given their size and position within the local watershed, both wetlands are likely to provide important flood storage capacity. Accordingly, Flood Storage is considered a principal function of Wetlands 1A and 2A.

Groundwater Recharge

Groundwater Recharge refers to the ability of a wetland to recharge and/or discharge groundwater and its interaction with underlying aquifers. Soils observed within both wetlands consist of organic muck overlying sandy substrates, indicating favorable conditions for groundwater exchange. Wetlands 1A and 2A are located within the Lower Merrimack aquifer transmissivity zone, which is mapped as having a transmissivity of less than 1,000 ft²/day. Based on observed soil conditions and their location within a mapped aquifer, Groundwater Recharge is considered a principal function of both wetlands.

Sediment Trapping

Sediment Trapping refers to a wetland's ability to capture and retain sediment transported in runoff from surrounding uplands. This function is influenced by vegetation density and surface roughness, with more densely vegetated wetlands generally providing greater sediment trapping potential. Wetland 1A is a relatively open forested wetland and is therefore likely to provide limited sediment trapping. In contrast, Wetland 2A is a densely vegetated shrub-scrub wetland and is likely to provide substantial sediment trapping capacity for runoff entering the wetland from adjacent developed areas. Accordingly, Sediment Trapping is considered a principal function of Wetland 2A but not Wetland 1A.

Nutrient Trapping/Retention/Transformation

Nutrient Trapping, Retention, and Transformation refers to a wetland's ability to retain, process, and cycle nutrients, thereby reducing the transport of excess nutrients to downstream waters. Both wetlands contain organic soils overlying sandy substrates. The presence of organic soils indicates that both wetlands have the capacity to retain and transform nutrients. Accordingly, Nutrient Trapping, Retention, and Transformation is considered a function of both wetlands.

Shoreline Anchoring

Shoreline Anchoring refers to a wetland's ability to stabilize shorelines and reduce erosion caused by wave action or flowing water. Both delineated wetlands are palustrine wetlands located in low-energy settings with no significant shoreline erosion processes observed. As a result, Shoreline Anchoring is not considered a suitable function of either wetland.

Noteworthiness

Noteworthiness is a qualitative assessment of whether a wetland possesses one or more outstanding ecological characteristics, such as rare species habitat, unique natural communities, critical wildlife habitat, or other high-value resources.

Wetland 2A has been designated as a Prime Wetland by the City of Portsmouth due to its unique open water habitat, diverse wetland complex, and potential to support rare species. Accordingly, Noteworthiness is considered a principal function of Wetland 2A.

Wetland 1A contains Red Maple–Sphagnum Basin Swamp habitat, which has a State Conservation Status Rank of S4 (Apparently Secure). Based on available information, Noteworthiness is not considered a principal function of Wetland 1A.

Invasive Species

Invasive species observed on-site at the time of the delineation included glossy buckthorn, common reed, climbing nightshade, purple loosestrife (*Lythrum salicaria*; OBL), multiflora rose, and creeping buttercup (*Ranunculus repens*; FAC). These species may provide refuge and food sources for small mammals and birds; however, their abundance in an area disturbed by human activity threatens the integrity of the native community. Invasive plant species generally prefer disturbed habitats and possess high dispersal abilities, enabling them to out-compete native vegetation.

Preventative measures should be taken during the project design and development to limit the potential for introduction or spread of invasive species during the project, such as:

- Limiting the areas of disturbance to avoid unnecessary disturbance of existing colonies of invasive species.
- Not importing materials such as fill, loam, mulch, haybales or gravel from sites where invasive species are known to occur.
- Immediately stabilizing exposed soils where work is complete or has temporarily ceased to prevent spread or further invasion of non-native species.
- Cleaning equipment of soil and plant material prior to mobilization and demobilization to and from the project site to limit spread of invasive species.

Summary

Two palustrine freshwater wetlands and one intermittent stream were delineated within the vicinity of 124 Heritage Avenue. Although portions of Wetland 1A are mapped as potential peatlands in the New Hampshire Wildlife Action Plan, field observations indicate that this wetland is more appropriately characterized as a Red Maple–Sphagnum Basin Swamp and does not meet the criteria for classification as a bog.

Wetland 2A is a municipally designated Prime Wetland with a duly established 100-foot Prime Wetland buffer. The Prime Wetland designation was established by the City of Portsmouth pursuant to RSA 482-A:15 and accepted by NHDES, resulting in both the wetland and its associated buffer being regulated as Priority Resource Areas under Env-Wt 103.68.

Based on field observations and available GIS data, Wetlands 1A and 2A provide several important wetland functions, including Ecological Integrity, Wildlife and Aquatic Life Habitat, Flood Storage, and Groundwater Recharge. Wetland 2A also provides significant Sediment Trapping and Noteworthiness functions due to its dense vegetation, unique open water habitat, diverse wetland complex, and Prime Wetland designation.

The City of Portsmouth regulates a 100-foot buffer to all wetlands pursuant to Chapter 10 of the Portsmouth Zoning Ordinance. In the vicinity of the project site, the wetland buffer consists of pine-oak forest, Heritage Avenue, and portions of the existing parking lot and commercial development associated with 124 Heritage Avenue.

Attachments

A Site Figures

- Figure 1 – Site Location
- Figure 2 – Aerial Site Map
- Figure 3 - FEMA FIRMette

B Photographic Log

C ACOE Wetland Delineation Data Forms

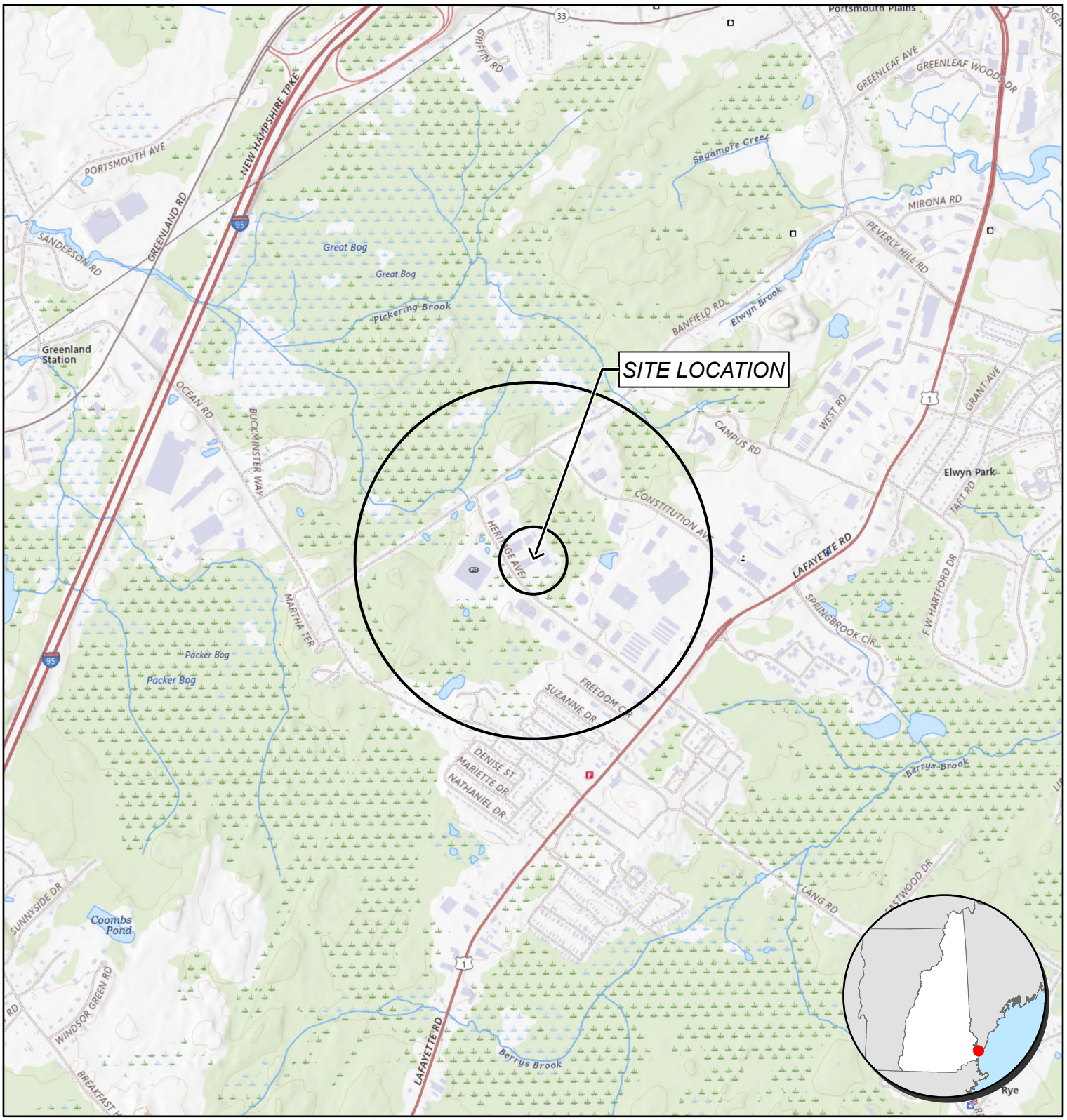
D ACOE Wetland Function-Value Evaluation Forms

Tighe & Bond

Site Figures

FIGURE 1
SITE LOCATION
November 2025

The Kane Company
124 Heritage Avenue
Portsmouth, New Hampshire



Tighe&Bond

Based on USGS The National Map Topo Basemap.
Contour Interval Equals 10 Feet.
Circles indicate 500-foot and half-mile radii.

N

1:24,000
0 1,000 2,000
Feet

G:\GIS\NH\SiteLocus\Portsmouth\KaneCompany_K0076\124HeritageAve_0066\124HeritageAve_0066.aprx\Fig1_Topo_124HeritageAveNH [Exported By: EMainville, 11/7/2025, 10:34 AM]

K-0076

FIGURE 2
AERIAL
December 2025

The Kane Company
124 Heritage Avenue
Portsmouth, New Hampshire



Culvert
Upland Data Plot
Wetland Data Plot
Top of Bank Flag
Freshwater Wetland Flag
Delineated Top of Bank
Delineated Wetland Boundary
100-Foot Buffer Zone
Freshwater Wetland
Approximate Subject Property
Approximate Parcel Boundary

Tighe&Bond

Based on NH GRANIT Color Orthophotography (2021-2022).
Parcel boundaries were provided by NH GRANIT and are approximate.

N
1:1,800
0 75 150
Feet

Figure 3: National Flood Hazard Layer FIRMette

FEMA

70°48'5"W 43°2'19"N



70°47'28"W 43°1'53"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/19/2025 at 1:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Tighe & Bond

Photographic Log

Photographic Log

Client: Kane Company **Job Number:** K-0076-0066

Site: 124 Heritage Ave Portsmouth, New Hampshire

Photograph No.: 1	**Date:** 10/21/2025	**Direction Taken:** Southeast

Description: Typical view of Wetland 1A.



Photograph No.: 2	**Date:** 10/21/2025	**Direction Taken:** Southwest

Description: Typical view of uplands adjacent to Wetland 1A.



Photographic Log

Client: Kane Company **Job Number:** K-0076-0066

Site: 124 Heritage Ave Portsmouth, New Hampshire

Photograph No.: 3	**Date:** 10/21/2025	**Direction Taken:** Northeast
Description: Typical view of state-mapped peatlands associated with Wetland 1A. This community was identified as a Red Maple – Sphagnum Basin Swamp .		



Photograph No.: 4	**Date:** 10/21/2025	**Direction Taken:** North
Description: Alternate view of state-mapped peatlands associated with Wetland 1A. This community was identified as a Red Maple – Sphagnum Basin Swamp .		



Photographic Log

Client: Kane Company **Job Number:** K-0076-0066

Site: 124 Heritage Ave Portsmouth, New Hampshire

Photograph No.: 5	**Date:** 10/21/2025	**Direction Taken:** Northwest

Description: Typical view of the 100-foot buffer to Wetland 1A.



Photograph No.: 6	**Date:** 10/21/2025	**Direction Taken:** Southeast

Description: Typical view of the unnamed intermittent stream defined by Flag Series 1B.



Photographic Log

Client: Kane Company **Job Number:** K-0076-0066

Site: 124 Heritage Ave Portsmouth, New Hampshire

Photograph No.: 7	**Date:** 10/21/2025	**Direction Taken:** Northwest
Description: Typical view of Wetland 2A.		



Photograph No.: 8	**Date:** 09/12/2025	**Direction Taken:** Northwest
Description: Typical view of uplands adjacent to Wetland 2A.		



Photographic Log

Client: Kane Company **Job Number:** K-0076-0066

Site: 124 Heritage Ave Portsmouth, New Hampshire

Photograph No.: 9	**Date:** 10/21/2025	**Direction Taken:** Southwest
Description: Typical view of the unnamed intermittent stream defined by Flag Series 1B.		



Photograph No.: 10	**Date:** 10/24/2025	**Direction Taken:** Southwest
Description: Typical view of undisturbed uplands adjacent to Wetland 2A.		



Tighe & Bond

ACOE Wetland Delineation Data Forms

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 124 Heritage Ave City/County: Portsmouth/Rockingham Sampling Date: 10-21-2025

Applicant/Owner: The Kane Company State: NH Sampling Point: 1A-5 Wet

Investigator(s): Lucas Fromm, Stefanie Tetreault Section, Township, Range: N/A

Landform (hillside, terrace, etc.): Swamp Local relief (concave, convex, none): none Slope %: 5

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 43.03589 Long: -70.79553 Datum: WGS84

Soil Map Unit Name: Squamscott fine sandy loam, 0 to 5 percent slopes NWI classification: PF04/1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: Wetland 1A
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
The site received 0.60" of rain within the 24 hours preceding the delineation.
According to the U.S. Drought Monitor, Rockingham County was experiencing a moderate-severe drough at the time of the delineation.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ Marl Deposits (B15)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 1A-5 Wet

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana*	50	Yes	FACW
2. *Acer saccharinum*	5	No	FACW
3. *Quercus rubra*	50	Yes	FACU
4.			
5.			
6.			
7.			
	105	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Lindera benzoin*	40	Yes	FACW
2. *Ilex verticillata*	15	No	FACW
3. *Frangula alnus*	30	Yes	FAC
4. *Cornus amomum*	15	No	FACW
5.			
6.			
7.			
	100	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Ranunculus repens*	25	Yes	FAC
2. *Athyrium angustum*	20	No	FAC
3. *Onoclea sensibilis*	50	Yes	FACW
4. *Solidago rugosa*	10	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	105	=Total Cover	
Woody Vine Stratum (Plot size: 15)			
1. *Toxicodendron radicans*	30	Yes	
2.			
3.			
4.			
	30	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 71.4% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	175	x 2 =	350
FAC species	85	x 3 =	255
FACU species	50	x 4 =	200
UPL species	0	x 5 =	0
Column Totals:	310 (A)		805 (B)

Prevalence Index = B/A = 2.60

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 1A-5 Wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-12	10YR 2/1	100					Loamy/Clayey	
12-18	10YR 5/1	90	7.5YR 4/6	5	D		Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 124 Heritage Ave City/County: Portsmouth/Rockingham Sampling Date: 10-21-2025

Applicant/Owner: The Kane Company State: NH Sampling Point: 1A-5 Upl

Investigator(s): Lucas Fromm, Stefnie Tetreault Section, Township, Range: N/A

Landform (hillside, terrace, etc.): Hillside Local relief (concave, convex, none): convex Slope %: 5

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 43.03577366 Long: -70.79559404 Datum: WGS84

Soil Map Unit Name: Hoosic gravelly fine sandy loam, 3 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
The site received 0.60" of rain within the 24 hours preceding the delineation.
According to the U.S. Drought Monitor, Rockingham County was experiencing a moderate-severe drough at the time of the delineation.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 1A-5 Upl

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus strobus*	10	No	FACU
2. *Quercus rubra*	60	Yes	FACU
3. *Ulmus americana*	20	Yes	FACW
4.			
5.			
6.			
7.			
	90	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Viburnum dentatum*	10	No	FAC
2. *Ilex verticillata*	25	Yes	FACW
3. *Frangula alnus*	15	Yes	FAC
4. *Pinus strobus*	10	No	FACU
5.			
6.			
7.			
	60	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Onoclea sensibilis*	60	Yes	FACW
2. *Solidago rugosa*	20	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	80	=Total Cover	
Woody Vine Stratum (Plot size: 15)			
1. *Toxicodendron radicans*	60	Yes	FAC
2. *Vitis labrusca*	10	No	FACU
3.			
4.			
	70	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 85.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	105	x 2 =	210
FAC species	105	x 3 =	315
FACU species	90	x 4 =	360
UPL species	0	x 5 =	0
Column Totals:	300 (A)		885 (B)

Prevalence Index = B/A = 2.95

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 1A-5 Upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-13	10YR 3/3	100					Loamy/Clayey	
13-26	10YR 5/1	90	7.5R 5/8	10	C	M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 124 Heritage Ave City/County: Portsmouth/Rockingham Sampling Date: 10-21-2025

Applicant/Owner: The Kane Company State: NH Sampling Point: 1A-29 Wet

Investigator(s): Lucas Fromm Section, Township, Range: N/A

Landform (hillside, terrace, etc.): Swamp Local relief (concave, convex, none): Concave Slope %: 10

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 43.03467 Long: -70.79523 Datum: WGS84

Soil Map Unit Name: Squamscott fine sandy loam, 0 to 5 percent slopes NWI classification: PFO4/1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: Wetland 1A
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
Wetland Data Plot for Wetland 1A. The site received 0.60" of rain within the 24 hour period preceding the delineation.
According to the U.S. Drought Monitor, Rockingham County was experiencing a moderate-severe drough at the time of the delineation.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ Marl Deposits (B15)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 1A-29 Wet

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	25	Yes	FAC
2. *Betula alleghaniensis*	15	No	FAC
3. *Pinus strobus*	5	No	FACU
4. *Carpinus caroliniana*	25	Yes	FAC
5. *Ulmus americana*	5	No	FACW
6. *Fraxinus pennsylvanica*	5	No	FACW
7. *Tsuga canadensis*	5	No	FACU
	85	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Ilex verticillata*	25	Yes	FACW
2. *Vaccinium corymbosum*	5	No	FACW
3. *Lindera benzoin*	10	Yes	FACW
4.			
5.			
6.			
7.			
	40	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Osmundastrum cinnamomeum*	20	Yes	FACW
2. *Dryopteris carthusiana*	2	No	FACW
3. *Lindera benzoin*	5	No	FACW
4. *Solidago rugosa*	5	No	FAC
5. *Onoclea sensibilis*	2	No	FACW
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	34	=Total Cover	
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	79	x 2 =	158
FAC species	70	x 3 =	210
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	159 (A)		408 (B)

Prevalence Index = B/A = 2.57

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point 1A-29 Wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/1	100					Mucky Sand	
8-16	2.5YR 2.5/2	65	7.5YR 4/6	5	C	M	Sandy	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- X Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- X Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Mucky Soils met Pete Fletcher Soil Tests 1, 4, and 5

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 124 Heritage Ave City/County: Portsmouth/Rockingham Sampling Date: 10-21-2025

Applicant/Owner: The Kane Company State: NH Sampling Point: 1A-29 Upl

Investigator(s): Lucas Fromm Section, Township, Range: N/A

Landform (hillside, terrace, etc.): Hillside Local relief (concave, convex, none): convex Slope %: 10

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 43.03467 Long: -70.79526 Datum: WGS84

Soil Map Unit Name: Hoosic gravelly fine sandy loam, 3 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Upland Data Plot for Wetland 1A. The site received 0.60" of rain within the 24 hours preceding the delineation.
According to the U.S. Drought Monitor, Rockingham County was experiencing a moderate-severe drough at the time of the delineation.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 1A-29 Upl

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus strobus*	20	No	FACU
2. *Quercus rubra*	50	Yes	FACU
3. *Fagus grandifolia*	25	Yes	FACU
4. *Populus grandidentata*	5	No	FACU
5. *Betula nigra*	5	No	FACW
6. *Acer rubrum*	2	No	FAC
7. *Tsuga canadensis*	5	No	FACU
	112	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Fagus grandifolia*	35	Yes	FACU
2. *Hamamelis virginiana*	20	Yes	FACU
3. *Vaccinium corymbosum*	5	No	FACW
4. *Pinus strobus*	2	No	FACU
5.			
6.			
7.			
	62	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Quercus rubra*	1	No	FACU
2. *Pinus strobus*	1	No	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	2	=Total Cover	
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	2	x 3 =	6
FACU species	164	x 4 =	656
UPL species	0	x 5 =	0
Column Totals:	176 (A)		682 (B)

Prevalence Index = B/A = 3.88

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 1A-29 Upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 2/1	100					Loamy/Clayey	
1-9	2.5Y 4/3	100					Loamy/Clayey	
9-24	2.5Y 4/3	95	7.5YR 4/6	5	C	M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 124 Heritage Ave City/County: Portsmouth/Rockingham Sampling Date: 10-21-2025

Applicant/Owner: The Kane Company State: NH Sampling Point: 2A-2 Upl

Investigator(s): Lucas Fromm Section, Township, Range: N/A

Landform (hillside, terrace, etc.): Hllside Local relief (concave, convex, none): Convex Slope %: 15

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 43.0340 Long: -70.79784 Datum: WGS84

Soil Map Unit Name: Chatfield-Hollis-Canton complex, 0 to 8 percent slopes, rocky NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
The site received 0.60" of rain within the 24 hours preceding the delineation.
According to the U.S. Drought Monitor, Rockingham County was experiencing a moderate-severe drough at the time of the delineation.

Second upland data plot for Wetland 2A. As wetland flagging was along a road embankment, this plot was conducted to document more natural upland conditions adjacent to Wetland 2A.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 2A-2 Upl

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	10	No	FAC
2. *Quercus alba*	40	Yes	FACU
3. *Tsuga canadensis*	30	Yes	FACU
4. *Quercus rubra*	10	No	FACU
5. *Fagus grandifolia*	5	No	FACU
6.			
7.			
	95	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Fagus grandifolia*	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	5	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Quercus rubra*	1	No	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	1	=Total Cover	
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	10	x 3 =	30
FACU species	91	x 4 =	364
UPL species	0	x 5 =	0
Column Totals:	101 (A)		394 (B)

Prevalence Index = B/A = 3.90

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point 2A-2 Upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 2/1	100					Loamy/Clayey	
2-6	10YR 3/2	100					Loamy/Clayey	
6-10	7.5R 3/4	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Soft Resistance

Depth (inches): 10

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 124 Heritage Ave City/County: Portsmouth/Rockingham Sampling Date: 10-24-2025

Applicant/Owner: The Kane Company State: NH Sampling Point: 2A-8 Wet

Investigator(s): Lucas Fromm Section, Township, Range: N/A

Landform (hillside, terrace, etc.): Stream Local relief (concave, convex, none): Concave Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 43.03450 Long: -70.79775 Datum: WGS84

Soil Map Unit Name: Maybid Silt Loam NWI classification: PFO1E

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: Wetland 2A
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
Wetland Data Plot for Wetland 2A.
According to the U.S. Drought Monitor, Rockingham County was experiencing a moderate-severe drough at the time of the delineation.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ Marl Deposits (B15)
- X Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X Shallow Aquitard (D3)
- ____ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (inches): 0
Water Table Present?	Yes X	No ____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 2A-8 Wet

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	15	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	15	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Alnus serrulata*	45	Yes	OBL
2. *Viburnum dentatum*	5	No	FAC
3. *Rosa multiflora*	15	No	FACU
4. *Ilex verticillata*	10	No	FACW
5. *Spiraea tomentosa*	5	No	FACW
6.			
7.			
	80	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Phragmites australis*	25	Yes	FACW
2. *Lythrum salicaria*	5	No	OBL
3. *Typha angustifolia*	35	Yes	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	65	=Total Cover	
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	85	x 1 =	85
FACW species	40	x 2 =	80
FAC species	20	x 3 =	60
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	160 (A)		285 (B)

Prevalence Index = B/A = 1.78

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 2A-8 Wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					Muck	
6-16	10YR 2/1	100					Mucky Loam/Clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- X Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Soft Resistance

Depth (inches): 16

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 124 Heritage Ave City/County: Portsmouth/Rockingham Sampling Date: 10-24-2025

Applicant/Owner: The Kane Company State: NH Sampling Point: 2A-8 Upl

Investigator(s): Lucas Fromm Section, Township, Range: N/A

Landform (hillside, terrace, etc.): Road Embankment Local relief (concave, convex, none): Convex Slope %: 30

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 43.03450 Long: -70.79773 Datum: WGS84

Soil Map Unit Name: Maybid silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X, Soil X, or Hydrology X significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes ____	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
Sample plot consisted of the road embankment to Heritage Ave. As the embankment consisted of placed fill and maintained low, natural conditions could not be accurately assessed at this location. A second paired set of data plots was conducted to the south of Wetland 2A to document upland soils and vegetation under natural conditions.

According to the U.S. Drought Monitor, Rockingham County was experiencing a moderate-severe drough at the time of the delineation.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 2A-8 Upl

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	5	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	5	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Frangula alnus*	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Herb Stratum (Plot size: 10)			
1. *Rosa multiflora*	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	5	=Total Cover	
Woody Vine Stratum (Plot size: 5)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	15	x 3 =	45
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	20 (A)		65 (B)

Prevalence Index = B/A = 3.25

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Upland vegetation at this location predominatley consisted of unidentifed maintained grass (90%)

SOIL

Sampling Point 2A-8 Upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ____ **No** ____

Remarks:

Soils consisted of compacted fill and could not be successfully sampled at this location.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 124 Heritage Ave City/County: Portsmouth/Rockingham Sampling Date: 10/21/2025

Applicant/Owner: The Kane Company State: NH Sampling Point: 2A-2 Wet

Investigator(s): Lucas Fromm Section, Township, Range: N/A

Landform (hillside, terrace, etc.): Swamp Local relief (concave, convex, none): Concave Slope %: 2

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 43.03404 Long: -70.79790 Datum: WQGS64

Soil Map Unit Name: Maybid silt loam NWI classification: PFO1E

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: Wetland 2A
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
The site received 0.60" of rain in the 24 hours preceding the delineation.
According to the U.S. Drought Monitor, Rockingham County was experiencing a moderate-severe drough at the time of the delineation.

Alternate wetland sample plot for Wetland 2A as delineated line is located adjacent to filled road embankment, which limited characterization potential of upland community.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 2A-2 Wet

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus rubra*	10	Yes	FACU
2. *Pinus strobus*	10	Yes	FACU
3. *Acer rubrum*	15	Yes	FAC
4.			
5.			
6.			
7.			
	35	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Ilex verticillata*	60	Yes	FACW
2. *Frangula alnus*	20	No	FAC
3. *Vaccinium corymbosum*	25	Yes	FACW
4.			
5.			
6.			
7.			
	105	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Frangula alnus*	15	Yes	FAC
2. *Pinus strobus*	2	No	FACU
3. *Vaccinium angustifolium*	2	No	FACU
4. *Rosa multiflora*	1	No	FACU
5. *Solidago rugosa*	5	Yes	FAC
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	25	=Total Cover	
Woody Vine Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 71.4% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	85	x 2 =	170
FAC species	55	x 3 =	165
FACU species	25	x 4 =	100
UPL species	0	x 5 =	0
Column Totals:	165 (A)		435 (B)

Prevalence Index = B/A = 2.64

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 2A-2 Wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	100					Mucky Sand	
12-16	10YR 3/1	100					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- X Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- X Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- X Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Soil met Pete Fletcher soil tests 1, 3, 4, and 5 for Mucky Modified Soil

Tighe & Bond

ACOE Wetland Function-Value Evaluation Forms

Wetland Function-Value Evaluation Form

Total area of wetland 24.67 acres Human made? No Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Industrial/Residential Distance to nearest roadway or other development Abutting

Dominant wetland systems present PFO Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper

How many tributaries contribute to the wetland? Unknown Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland 1A

Latitude 43.03404 Longitude -70.79790

Prepared by: LTF Date 6/11/2026

Wetland Impact:
Type N/A Area N/A

Evaluation based on:
Office ____ Field X

Corps manual wetland delineation completed? Y X N ____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	3,7,10,15	Y	
Floodflow Alteration	Y	1,2, 5, 6, 7, 8, 9, 15	Y	
Fish and Shellfish Habitat	N		N	No permanent waterbodies observed within or adjacent to Wetland 1A.
Sediment/Toxicant Retention	Y	2,4,7,8,9	Y	
Nutrient Removal	Y	1,4,5,7,8,9,10,11	Y	
Production Export	Y	1,2,4,8		
Sediment/Shoreline Stabilization	N	2,3		
Wildlife Habitat	Y	3,6,7,8,11,14,15,19	Y	
Recreation	N	12	N	
Educational/Scientific Value	N	2,4	N	
Uniqueness/Heritage	Y	1,5,10,15	N	Wetland 1A is classified as Red Maple - Sphagnum Basin Swamp - State Habitat Rank (S4).
Visual Quality/Aesthetics	N	4,7,11	N	
ES Endangered Species Habitat	N		N	
Other				

Notes:

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland 18.78 acres Human made? No Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Industrial/Residential /Undeveloped Forests Distance to nearest roadway or other development Abutting

Dominant wetland systems present PSS1E Contiguous undeveloped buffer zone present Yes

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper

How many tributaries contribute to the wetland? Unknown Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland 2A

Latitude 43.03450 Longitude -70.79775

Prepared by: LTF Date 6/11/2026

Wetland Impact:
Type N/A Area N/A

Evaluation based on:
Office ____ Field X

Corps manual wetland delineation completed? Y X N ____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	3,7,10,15	Y	
Floodflow Alteration	Y	1,2,5,6,7,8,9,17,18	Y	
Fish and Shellfish Habitat	N		N	No permanent waterbodies observed within or adjacent to Wetland 1A.
Sediment/Toxicant Retention	Y	2,3,4,7,8,9	Y	
Nutrient Removal	Y	1,2,3,4,5,6,7,8,9,10,11,12,13,14	Y	
Production Export	Y	1,2,4,7,8,10,12		
Sediment/Shoreline Stabilization	N	2,3		
Wildlife Habitat	Y	3,5,6,7,8,11,14,15,19,21	Y	
Recreation	N	1,12	N	
Educational/Scientific Value	N	1,2	N	
Uniqueness/Heritage	Y	4,5,10,13,15, 27	Y	Wetland 2A is designated as a Prime Wetland by the City of Portsmouth
Visual Quality/Aesthetics	N	4,7,11	N	
ES Endangered Species Habitat	Y	1	N	
Other				

Notes:

* Refer to backup list of numbered considerations.

City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: 124 Group, Inc Date Submitted: 6/22/2025

Application # (in City's online permitting): LU 26-61

Site Address: 124 Heritage Ave Map: 284 Lot: 8

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☑	Complete application form submitted via the City's web-based permitting program (2.5.2.1**(2.5.2.3A)**	Enclosed	N/A
☑	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. **(2.5.2.8)**	Enclosed	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**	N/A	Yes
☑	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1C)**	No Change	N/A
☑	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	Existing Conditions Plan, Site Plan C-201	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**	Enclosed	N/A
☑	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. **(2.5.3.1F)**	Existing Conditions Plan	N/A
☑	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	Cover Sheet	N/A
☑	List of reference plans. **(2.5.3.1H)**	General Notes Sheet C-101	N/A
☑	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**	General Notes Sheet C-101	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. **(2.5.4.1A)**	Required on all plan sheets	N/A
☑	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	Required on all plan sheets	N/A
☑	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**	Existing Conditions Plans	N/A
☑	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	Required on all plan sheets	N/A
☑	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**	Existing Conditions Plan	N/A
☑	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	All plan sheets	N/A
☑	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	All plan sheets	N/A
☑	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	N/A
☑	Source and date of data displayed on the plan. **(2.5.4.2D)**	General Notes Sheet C-101	N/A

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	**1. Existing Conditions: (2.5.4.3A)** • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required.	Existing Conditions Plan Sheets	
☑	**2. Buildings and Structures: (2.5.4.3B)** • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use.	Site Plan C-301	
☑	**3. Access and Circulation: (2.5.4.3C)** • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	Site Plan C-301	
☑	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	Site Plan C-301 Landscape Plan L-101	
☑	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).	Existing Conditions Plan Sheets	
☑	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.	Existing Conditions Plan Sheets	

☑	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	Existing Conditions Plan Sheets	
☑	**8. Solid Waste Facilities: (2.5.4.3H)**	Existing Conditions Plan Sheets	
	• The size, type and location of solid waste facilities.		
☑	**9. Storm water Management: (2.5.4.3I)** • The location, elevation and layout of all storm-water drainage. • The location of onsite snow storage areas and/or proposed off-site snow removal provisions. • Location and containment measures for any salt storage facilities • Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.	Grading, Drainage, and Erosion Control Plans C-401	
☑	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.	Photometrics Plans	
☑	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**	Lighting Cut Sheets	
☑	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.	Landscape Plan L-101	
☑	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.	Grading, Drainage, and Erosion Control Plans C-401	
☑	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.	Site Plan C-301 Planting Plan L-101	
☑	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	Existing Conditions Plan Sheets	
☑	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • Applicable Building Height (10.5A21.20 & 10.5A43.30); • Applicable Special Requirements (10.5A21.30); • Proposed building form/type (10.5A43); • Proposed community space (10.5A46).	N/A	
☑	**17. Special Flood Hazard Areas (2.5.4.3Q)** • The proposed development is consistent with the need to minimize flood damage; • All public utilities and facilities are located and construction to minimize or eliminate flood damage; • Adequate drainage is provided so as to reduce exposure to flood hazards.	N/A	

Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	N/A	Yes
☑	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	Grading and Drainage Plan Sheet C-401	
☑	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. **(7.3.1)**	N/A	
☑	Stormwater Management and Erosion Control Plan. **(7.4)**	N/A	Yes
☑	Inspection and Maintenance Plan **(7.6.5)**	N/A	Yes

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**	Cover Sheet	
☑	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. **(2.5.3.2B)**	Enclosed	
☑	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. **(2.5.3.2D)**	N/A	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**	Cover Sheet	
☑	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." **(2.5.4.2E)**	Site Plan Sheet C-301	N/A
☑	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. **(2.5.4.2F)**	N/A	
☑	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." **(2.13.3)**	Site Plan Sheet C-301	N/A

Applicant's Signature: Neil Hansen **Date:** 6/22/2025

City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

This wetland conditional use permit application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Conservation Commission and Planning Board review. The checklist is required to be uploaded as part of your wetland conditional use permit application to ensure a full and complete application is submitted to the Planning and Sustainability Department and to the online portal. A pre-application conference with a member of the Planning and Sustainability Department is encouraged as additional project information may be required depending on the size and scope of the project. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all wetland conditional use permit requirements. Please refer to Article 10 of the City of Portsmouth Zoning Ordinance for full details.

Applicant Responsibilities: Applicable fees are due upon application submittal to the Planning Board (no fees are required for Conservation Commission submission). The application will be reviewed by Planning and Sustainability Department staff to determine completeness. Incomplete applications which do not provide required information for the evaluation of the proposed site development shall not be provided review by the Conservation Commission or Planning Board.

Name of Applicant: 124 Group, Inc Date Submitted: 6/22/2026

Application # (in City's online permitting): _____

Site Address: 124 Heritage Ave Map: 284 Lot: 8

☑	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
✔	Complete application form submitted via the City's web-based permitting program	Enclosed
✔	All application documents, plans, supporting documentation, this checklist and other materials uploaded to the application form in OpenGov in digital **Portable Document Format (PDF)**. One hard copy of all plans and materials shall be submitted to the Planning and Sustainability Department by the published deadline.	Enclosed

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Basic property and wetland resource information. **(10.1017.21)**	Existing Conditions Plan, Wetland Memo
✔	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. **(10.1017.22)**	Cover Letter, Wetland Memo
✔	Demonstrate impacts as they relate to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way). **(10.1017.23)**	Cover Letter
✔	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. **(10.1017.24)**	Cover Letter, Wetland Buffer Impervious Surface Exhibit

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Wetland buffer enhancement plan. **(10.1017.25)**	Planting Plan L-101
☐	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. **(10.1017.26)**	N/A
✔	Stormwater management must be in accordance with Best Management Practices including but not limited to: *1. New Hampshire Stormwater Manual, NHDES, current version.* *2. Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.* **(10.1018.10)**	Grading, Drainage, and Erosion Control Plan C-401
☐	Vegetated Buffer Strip slope of greater than or equal to 10%. **(10.1018.22)**	N/A
✔	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. **(10.1018.23/10.1018.24/10.1018.25)**	General Notes C-101 #18 and #19
☐	All new pavement within a wetland buffer shall be porous pavement. **(10.1018.31)**	N/A
☐	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. **(10.1018.32)**	N/A
☐	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. **(10.1018.40)**	TBD
☑	**Requested Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**
✔	A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions.	Cover Letter
✔	If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit.	Cover Letter; Site Plan Set; Wetland Buffer Exhibit; Resource Area Delineation Memorandum

Applicant's Signature: _____ **Date:** 6/22/2025

Tighe & Bond

Partnership with purpose

DRAFT

Garden & Site Improvements
Portsmouth, New Hampshire

NHDES Standard Dredge and Fill Wetlands Permit Application

124 Group Inc

July 2026

K0076-0066

July 24, 2026

NHDES Wetlands Bureau
Attn. Eben Lewis, Southeast Region Supervisor
29 Hazen Drive
Concord, NH 03302-0095

Re: Standard Dredge & Fill Wetlands Permit Application (Major Impact)
124 Heritage Avenue, Portsmouth, New Hampshire

Dear Mr. Lewis,

On behalf of 124 Group Inc (the Applicant), Tighe & Bond is pleased to submit this Standard Dredge & Fill Wetlands Permit Application for the Proposed Garden and Site Improvements Project, located at 124 Heritage Avenue in Portsmouth, New Hampshire. The Applicant proposes to convert an existing maintained lawn into a community garden for use by one of the building's tenants, Gather, a local food-security non-profit. The proposed work falls within the duly-established 100-foot buffer to a municipally-designated prime wetland; therefore, we understand that the project requires a Standard Dredge & Fill Wetlands Permit from the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau.

The proposed work consists of the conversion of approximately 11,512 sf of maintained lawn into a community garden with associated native plantings and stormwater improvements. This garden is intended to be used by Gather. Shrub plantings are proposed around the edges of the garden and will consist of native berry-producing shrubs which will provide another food source for the community garden and support local wildlife. A pollinator garden is also proposed to support local pollinators. The proposed grass-lined stormwater conveyance swale will improve stormwater runoff from the roadway and adjacent parking lot and promote infiltration. The following coordination has been completed with the pertinent regulatory agencies:

- A Datacheck request was completed through the NHDES Ecological Review Section on May 28, 2026 (DCT26-1245).
- Coordination with the Portsmouth Conservation Commission and Portsmouth Planning Board is ongoing.

Thank you in advance for reviewing these materials. Should you have any questions or require additional information, please contact me at (603) 231-9918 or via email at STetreault@tighbond.com.

Respectfully yours,
Tighe & Bond, Inc.

Stefanie M. Tetreault, CWS, PWS
PROJECT MANAGER

Copy: City of Portsmouth, NH
124 Group, LLC

DRAFT

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DRAFT

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NHDES Standard Dredge and Fill Forms

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management Program / Wetlands Bureau

Check the status of your application

RSA/Rule: RSA 482-A/Env-Wt 100-900

Applicant name: 124 Group Inc		**Town name:** Portsmouth
Administrative Use Only	*File number:*	*Initials:*
	Check number:	*Amount:*

A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the Waiver Request Form.

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))

Please use the Land Resources Management Permit Planning Tool (LRMPPT), the DataCheck Tool, the Stream Crossing Initiative Data Viewer or other sources to assist in identifying key features such as Priority Resource Areas (PRAs), protected species or habitats, coastal areas, designated rivers or designated prime wetlands.

Has the required planning been completed?	☑ Yes ☐ No
Does the property contain a PRA? If yes, provide the following information:	☑ Yes ☐ No
Does the project qualify for an Impact Classification Adjustment (such as an agreement from the NHDES Ecological Review Section for a classification downgrade) or a Project-Type Exception (such as a Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	☐ Yes ☐ No
Protected species or habitat?	☐ Yes ☐ No
• If yes, species or habitat name(s):	
• DataCheck project ID number: DCT26-1245	
Bog?	☐ Yes ☐ No
Floodplain wetland contiguous to a tier 3 or higher watercourse?	☐ Yes ☐ No
Designated prime wetland or duly-established 100-foot buffer?	☑ Yes ☐ No
Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	☐ Yes ☐ No
Is the property within a Designated River corridor? If yes, provide the following information:	☐ Yes ☐ No
• Name of Local River Management Advisory Committee (LAC): N/A	
• A copy of the application was sent to the LAC on (mm/dd/yyyy): N/A	
For dredging projects, is the subject property contaminated? N/A	☐ Yes ☐ No
If yes, list contaminant:	
Is there potential to impact impaired waters, Class A waters or Outstanding Resource Waters?	☐ Yes ☐ No
For stream crossing projects, provide watershed size (see LRMPPT or Stream Stats): N/A	

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SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))

Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.

The proposed project will consist of the permanent conversion of approximately 11,512 sf of maintained lawn into a community garden with associated native plantings and stormwater improvements. This work will occur within the 100-foot buffer to a municipally-designated Prime Wetland, which is located southwest of Heritage Avenue.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

Address: 124 Heritage Avenue

Town or city: Portsmouth

Tax map/block/lot/unit: Map 284 Lot 8

U.S. Geological Survey (USGS) topo map waterbody name:
☒ n/a

(Optional) Latitude / longitude in decimal degrees (to five decimal places): 43.03460, -70.79750

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))

If the applicant is a trust or a company, then complete with the trust or company information.

Name: 124 Group Inc

Mailing address: 210 Commerce Way Suite 300

Town or city: Portsmouth | State: NH | ZIP: 03801

Email address: kkraus@kane.co | Phone: (603) 559-9666

Electronic communication: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically:

SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c)) ☐ **N/A**

Last name, first name, middle initial: Tetreault, Stefanie, M.

Company name: Tighe & Bond, Inc.

Mailing address: 177 Corporate Drive

Town or city: Portsmouth | State: NH | ZIP: 03801

Email address: STetreault@tighebond.com | Phone: (603) 294-9652

Electronic communication: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically: SMT

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SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b)) *If the owner is a trust or a company, then complete with the trust or company information.* ☒ Same as applicant		
Name:		
Mailing address:		
Town or city:	State:	ZIP:
Email address:	Phone:	
Electronic communication: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically:		

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

The project has been designed in accordance with the applicable requirements of Env-Wt 306 and Env-Wt 307 as well as the project specific requirements for commercial and industrial development (Env-Wt 524) to the extent practicable. The proposed work is located within the duly established 100-foot buffer to a municipally designated Prime Wetland, therefore the project has also been evaluated in accordance with the applicable requirements of Env-Wt 700 and is not expected to result in a significant net loss of Prime Wetland functions or values. Refer to Section 3 of the provided Supplemental Project Narrative for a detailed overview of how the project generally conforms to each applicable section.

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization and the Wetlands Permitting: Avoidance, Minimization and Mitigation fact sheet. For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the Avoidance and Minimization Checklist, the Avoidance and Minimization Narrative, or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation pre-application meeting must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation pre-application meeting date (mm-dd-yyyy):	☒ N/A - Mitigation is not required.

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (ENV-WT 313.01(A)(1)C)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable

☐ I confirm submittal.	☒ N/A – Compensatory mitigation is not required)

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SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be or has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is After-The-Fact (ATF; meaning work was started or completed without a permit).

For intermittent and ephemeral streams, linear feet of impact are measured along the thread of the channel. Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.

For perennial streams/rivers, linear feet of impact are calculated by summing the lengths of disturbances to the channel and banks.

Permanent (PERM) impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials). Temporary (TEMP) impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer	11,512		☐			☐
Surface Water	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ			☐			☐
	Docking - Tidal Water			☐			☐
TOTAL							

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SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)

☐ Minimum impact: flat fee of $600.
☐ Non-enforcement related, publicly funded and supervised restoration projects, regardless of impact classification: flat fee of $600 (refer to R2-A:3, 1(c) for restrictions).
■ Minor or major impact fee: calculate using the table below.

Permanent and temporary (non-docking) in square feet:	11,512.0	× $0.60 =	$ 6,907.2
Seasonal docking structure, in square feet:		× $3.00 =	$
Permanent docking structure, in square feet:		× $6.00 =	$
Projects proposing shoreline structures (including docks): add $600.			$
Total			$
The application fee for minor or major impact is the above calculated total or $600, whichever is greater.			$

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05) *Indicate the project classification.*

☐ Minimum impact project	☐ Minor project	■ Major project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11) *Initial each box below to certify.*

Initials:	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials:	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials:	The signer understands that submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the office of professional licensure and certification established by RSA 310.
Initials:	If the applicant is not the owner, each property owner's signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

Signature (owner):	Print name legibly:	Date:
Signature (applicant, if different from owner):	Print name legibly:	Date:
Signature (agent, if applicable):	Print name legibly:	Date:

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SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has provided a hard copy and a digital copy of a completed application form, with required attachments, to the town or city indicated below.	
Town or city clerk signature:	Print name legibly:
Town or city:	Date:

DIRECTIONS FOR TOWN OR CITY CLERK

1. Upon confirming receipt of one paper copy and one digital copy of this application, with its attachments, Immediately sign a copy of the application and return it to the applicant for submittal to the department.
2. Retain the hard copy for review by the public and immediately distribute a digital copy of the application package to each of the following bodies:

    a. Local conservation commission.
    b. Local governing body such as select board or town or city council.
    c. Local planning board.

DIRECTIONS FOR APPLICANT

1. Bring one hard copy of the application and its attachments, and one digital copy of the same, to the municipal clerk(s) of the town(s) in which proposed jurisdictional impacts are located. Digital copies shall be in PDF format or other formats approved by NHDES.
2. Submit the copy of the complete application package signed by the municipal clerk(s) to NHDES.
3. State agency applicants may file simultaneously with NHDES and the municipal clerk.

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STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION ATTACHMENT A: MINOR AND MAJOR PROJECTS

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

RSA/ Rule: RSA 482-A/ Env-Wt 311.10; Env-Wt 313.01(a)(1); Env-Wt 313.03

APPLICANT'S NAME: **124 Group Inc** **TOWN NAME:** Portsmouth

Attachment A is required for *all minor and major projects*, and must be completed *in addition* to the Avoidance and Minimization Narrative or Checklist that is required by Env-Wt 307.11.

For projects involving construction or modification of non-tidal shoreline structures over areas of surface waters having an absence of wetland vegetation, only Sections I.X through I.XV are required to be completed.

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PART I: AVOIDANCE AND MINIMIZATION

In accordance with Env-Wt 313.03(a), the Department shall not approve any alteration of any jurisdictional area unless the applicant demonstrates that the potential impacts to jurisdictional areas have been avoided to the maximum extent practicable and that any unavoidable impacts have been minimized, as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization.

SECTION I.I - ALTERNATIVES (Env-Wt 313.03(b)(1))

Describe how there is no practicable alternative that would have a less adverse impact on the area and environments under the Department's jurisdiction.

THE PROJECT IS CONFINED TO AREAS OF EXISTING MAINTAINED LAWN LOCATED WITHIN THE 100-FOOT BUFFER TO A MUNICIPALLY-DESIGNATED PRIME WETLAND WITH NO DIRECT WETLAND IMPACTS PROPOSED. AS THE EXISTING SITE CONSISTS OF A COMMERCIAL BUILDING WITH ASSOCIATED PARKING LOTS AND DOCKING BAYS THERE IS LIMITED SPACE ELSEWHERE ON THE SITE TO CREATE THE PROPOSED COMMUNITY GARDEN. THE PROJECT IS NOT ANTICIPATED TO ADVERSELY AFFECT THE ECOLOGICAL FUNCTIONS OR VALUES OF THE AREA, AND THE PROPOSED INCLUSION OF NATIVE PLANTINGS WILL ENHANCE THE HABITAT AND BUFFER FUNCTION RELATIVE TO EXISTING CONDITIONS.

SECTION I.II - MARSHES (Env-Wt 313.03(b)(2))

Describe how the project avoids and minimizes impacts to tidal marshes and non-tidal marshes where documented to provide sources of nutrients for finfish, crustacean, shellfish, and wildlife of significant value.

Neither direct nor indirect marsh impacts are anticipated as a result of this project.

SECTION I.III - HYDROLOGIC CONNECTION (Env-Wt 313.03(b)(3))

Describe how the project maintains hydrologic connections between adjacent wetland or stream systems.

The project will occur entirely in uplands and is not anticipated to alter the hydrologic connection between adjacent wetlands or stream systems. The proposed drainage swale is intended to collect stormwater runoff and improve infiltration.

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SECTION I.IV - JURISDICTIONAL IMPACTS (Env-Wt 313.03(b)(4))

Describe how the project avoids and minimizes impacts to wetlands and other areas of jurisdiction under RSA 482-A, especially those in which there are exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of concern, or any combination thereof.

Proposed work within the duly established Prime Wetland buffer is limited to an existing maintained lawn and has been designed to avoid direct impacts to wetlands, surface waters, and other jurisdictional areas under RSA 482-A. Appropriate erosion and sediment control measures will be implemented during construction to prevent erosion, sedimentation, and turbitidy. An NHDES Ecological Review Datacheck (DCT26-1245), completed on May 28, 2026, determined that the project is not expected to result in impacts to protected species, exemplary natural communities, or critical habitat. The project will enhance existing buffer conditions through native vegetation and improved stormwater management while avoiding mpacts to wetland or aquatic resources.

SECTION I.V - PUBLIC COMMERCE, NAVIGATION, OR RECREATION (Env-Wt 313.03(b)(5))

Describe how the project avoids and minimizes impacts that eliminate, depreciate or obstruct public commerce, navigation, or recreation.

The proposed project is located in maintained lawn and is not anticipated to adversely affect public commerce, navigation, or recreation. The proposed community garden will provide a public benefit by increasing access to local food production, supporting enviornmental education and community engagement, and enhancing the site's recreational and social value.

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SECTION I.VI - FLOODPLAIN WETLANDS (Env-Wt 313.03(b)(6))

Describe how the project avoids and minimizes impacts to floodplain wetlands that provide flood storage.

No impacts to floodplain wetlands are proposed as part of this project.

SECTION I.VII - RIVERINE FORESTED WETLAND SYSTEMS AND SCRUB-SHRUB – MARSH COMPLEXES (Env-Wt 313.03(b)(7))

Describe how the project avoids and minimizes impacts to natural riverine forested wetland systems and scrub-shrub – marsh complexes of high ecological integrity.

No impacts to riverine forested wetlands nor scrub-shrub - marsh complexes are proposed as part of this project.

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SECTION I.VIII - DRINKING WATER SUPPLY AND GROUNDWATER AQUIFER LEVELS (Env-Wt 313.03(b)(8))

Describe how the project avoids and minimizes impacts to wetlands that would be detrimental to adjacent drinking water supply and groundwater aquifer levels.

Given the low-impact nature of the proposed work, no detrimental impacts to adjacent drinking water supply nor groundwater aquifer levels are anticipated as a result of the project.

SECTION I.IX - STREAM CHANNELS (Env-Wt 313.03(b)(9))

Describe how the project avoids and minimizes adverse impacts to stream channels and the ability of such channels to handle runoff of waters.

The project is not anticipated to result in adverse impacts to stream channels. The project has been designed to avoid impacts to the adjacent intermittent stream by confining all work to the existing maintained lawn within the Prime Wetland buffer.

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SECTION I.X - SHORELINE STRUCTURES - CONSTRUCTION SURFACE AREA (Env-Wt 313.03(c)(1))

Describe how the project has been designed to use the minimum construction surface area over surface waters necessary to meet the stated purpose of the structures.

No construction over surface waters is proposed as part of this project.

SECTION I.XI - SHORELINE STRUCTURES - LEAST INTRUSIVE UPON PUBLIC TRUST (Env-Wt 313.03(c)(2))

Describe how the type of construction proposed is the least intrusive upon the public trust that will ensure safe docking on the frontage.

No shoreline structures are proposed as part of this project.

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SECTION I.XII - SHORELINE STRUCTURES – ABUTTING PROPERTIES (Env-Wt 313.03(c)(3))

Describe how the structures have been designed to avoid and minimize impacts on ability of abutting owners to use and enjoy their properties.

No shoreline structures are proposed as part of this project.

SECTION I.XIII - SHORELINE STRUCTURES – COMMERCE AND RECREATION (Env-Wt 313.03(c)(4))

Describe how the structures have been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.

No shoreline structures are proposed as part of this project.

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SECTION I.XIV - SHORELINE STRUCTURES – WATER QUALITY, AQUATIC VEGETATION, WILDLIFE AND FINFISH HABITAT (Env-Wt 313.03(c)(5))

Describe how the structures have been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.

No shoreline structures are proposed as part of this project.

SECTION I.XV - SHORELINE STRUCTURES – VEGETATION REMOVAL, ACCESS POINTS, AND SHORELINE STABILITY (Env-Wt 313.03(c)(6))

Describe how the structures have been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.

No shoreline structures are proposed as part of this project.

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PART II: FUNCTIONAL ASSESSMENT
REQUIREMENTS Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).
FUNCTIONAL ASSESSMENT METHOD USED: U.S. Army Corps of Engineers "The Highway Methodology Workbook Supplement - Wetland Functions and Values, A Descriptive Approach"
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: STEFANIE TETREAULT, PWS, CWS
DATE OF ASSESSMENT: OCTOBER 21, 2025
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☒
For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable: ☒ Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.

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PRIME WETLAND WAIVER
FORESTRY & OTHER ACTIVITIES
Water Division / Land Resources Management
Wetlands Bureau

RSA/Rule: RSA 482-A:11/ Env-Wt 706

APPLICANT LAST NAME, FIRST NAME, M.I.: 124 Group Inc

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

As provided in RSA 482-A:11, IV(b)(1), to be eligible for the Forestry Statutory Permit-by-Notification (Forestry SPN), a property owner must obtain a waiver to perform any forest management work and related activities in the forested portion of a designated **prime wetland*** or **duly-established 100-foot buffer†** from the department. *For a waiver request for Forestry Activities within a designated prime wetland or duly-established 100-foot buffer, please complete Part I of this form.*

As provided in RSA 482-A:11, IV(c), a property owner may request a waiver from the department to perform work not addressed above within a portion of any **duly-established 100-foot buffer†** of a prime wetland on his or her property. Please note that waivers for such activities may only be requested for work within a duly-established 100-foot buffer, not for work within prime wetlands. *For a waiver request for Activities Other than Forest Management within a duly-established 100-foot buffer, please complete Part II of this form.*

A waiver request for work in a prime wetland or duly-established 100-foot buffer must be submitted to the department at the same time as a notification for an SPN or other application, as applicable.

***Prime Wetlands**: Any contiguous areas falling within the jurisdictional definitions of RSA 482-A:2, X and RSA 482-A:4 that, because of their size, unspoiled character, fragile condition, or other relevant factors, make them of substantial significance (482-A:15, I-a).

†Duly-Established 100-foot Buffer: The buffer recognized in RSA 482-A:11, IV for prime wetlands designated on or after September 11, 2009 but before August 17, 2012 (Env-Wt 102.63).

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PART I: WAIVER REQUEST FOR FORESTRY ACTIVITIES

SECTION 1 - REQUESTED WAIVER AND FILING FEE (Env-Wt 706.02(b)(3))

Check or money order for the applicable filing fee payable to "Treasurer – State of NH" (RSA 482-A:3, I(c)).

- ☐ $200 for a project that would otherwise qualify for a Forestry SPN if it was not located in or near a designated prime wetland or duly-established 100-foot buffer.
- ☐ $500 for a minor impact project that does not otherwise qualify as minimum or major impact project.
- ☐ $1,250 for a major impact project classified regardless of prime wetlands designation.

SECTION 2 - PROPOSED WORK (Env-Wt 706.02(b); RSA 482-A:11, IV(b)(1))

Provide a brief written description of the work to be performed.

SECTION 3 - PRIME WETLANDS VALUES (Env-Wt 706.02(b); RSA 482-A:11, IV(b)(1))

Provide a list of the prime wetlands values as identified by the municipality when the prime wetland or duly-established 100-foot buffer was designated. Demonstrate that the project will not create a significant net loss of these wetland values.

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SECTION 4 - REQUIRED ATTACHMENTS (Env-Wt 706.02; RSA 482-A:11, IV(b)(1))

☐ A sketch of the property depicting the best approximate location of each prime wetlands/buffer in which work is proposed and the location of proposed work, including access roads.

☐ A copy of the notice of intent to cut, if applicable. N/A

☐ Other information to demonstrate that there will be no significant net loss of wetland values identified by the municipality when the prime wetland/buffer was designated.

SECTION 5 - ADDITIONAL INSTRUCTIONS (Env-Wt 706.02; RSA 482-A:11, IV(b)(3))

☐ At the time the applicant submits the waiver request to the department, the applicant also shall submit, ***via certified mail***, a copy of the waiver request and all supporting documentation to the local governing body, the planning board, if any, and the conservation commission, if any, of the municipalities in which any prime wetlands/buffers associated with the application are located.

☐ If a prime wetland/buffer associated with the application extends into an abutting property, the property owner requesting the waiver shall provide a copy of the waiver request and all supporting documentation to the owner of that abutting property. The applicant shall send the notice required ***by certified mail***.

Please note:

- As provided in RSA 482-A:11, IV(b)(3), the department shall not issue a waiver for forestry activities prior to 14 days after receipt of the waiver request, provided however that a municipal conservation commission may request an extension on such waiver issuance, not to exceed 14 days, which the department shall grant if requested.

- As provided by RSA 482-A:11, IV(b)(2), the department shall not issue a waiver unless the department determines that there will be no significant net loss of wetland values as identified by the local conservation commission/local governing authority or in RSA 482-A:1.
- If the department determines that the criteria for issuing a waiver are met, the waiver shall be issued as part of the Forestry SPN or permit, as applicable.
- If the department is unable to determine, based on the information submitted, that the proposed work will not cause a significant net loss of wetland values, the department shall notify the applicant of what additional information is needed and establish a deadline in consultation with the applicant for the submission of the additional information.
- If the department determines that the project would not cause a significant net loss of wetland values if certain conditions were met, the department shall place such conditions on the waiver as are necessary to protect the prime wetland resource.
- Any waiver issued shall be valid for the term of the permit or SPN with which it is associated, but may be extended.

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PART II: WAIVER REQUEST FOR ACTIVITIES OTHER THAN FOREST MANAGEMENT

SECTION 1 - REQUESTED WAIVER AND FILING FEE (Env-Wt 706.04(b)(5))

Check or money order for the applicable filing fee payable to "Treasurer – State of NH" (RSA 482-A:3, I(c)).

- [x] $200 for projects that would otherwise qualify as a minimum impact project if it was not located in a designated prime wetlands buffer.
- [ ] $500 for a minor impact project that does not otherwise qualify as minimum or major impact project.
- [ ] $1,250 for a major impact projects.

SECTION 2 - PROPOSED WORK (Env-Wt 706.04(b)(2))

Provide a written description of the work to be performed.

The proposed project consists of the construction of a community garden for the use of by one of the building's tenants, Gather, a local food-security non-profit in what is currently a maintained lawn area. An ADA accessible ramp is also proposed to provide access to the garden from the existing parking lot, and a grass-lined stormwater conveyance swale is proposed adjacent to the garden to improve stormwater management.

SECTION 3 - PRIME WETLANDS VALUES (Env-Wt 706.04(b))

Provide a list of the prime wetlands values identified by the municipality when the prime wetlands associated with the buffer was designated. Demonstrate that the project will not create a significant net loss of these wetland values.

This wetland is associated with the broader Pickering Brook Complex which has been recognized by the City of Portsmouth for its significant water quality, wildlife habitat, and hydrologic functions.

Proposed work within the duly established Prime Wetland buffer is limited to an existing maintained lawn and has been designed to avoid direct impacts to wetlands, surface waters, and other jurisdictional areas under RSA 482-A. Appropriate erosion and sediment control measures will be implemented during construction to prevent erosion, sedimentation, and turbidity.The proposed community garden will provide a public benefit by increasing access to local food production, supporting environmental education and community engagement, and enhancing the site's recreational and social value.

SECTION 4 - REQUIRED ATTACHMENTS (Env-Wt 706.04)

- [x] A sketch of the property depicting the best approximate location of the duly-established 100-foot buffer in which work is proposed and the location of proposed work, including access roads.
- [x] Other information to demonstrate that there will be no significant net loss of wetland values identified by the municipality when the prime wetlands associated with the buffer was designated.

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SECTION 5 - ADDITIONAL INSTRUCTIONS (Env-Wt 706.04; RSA 482-A:11, IV(c))

■ At the time the applicant submits the waiver request to the department, the applicant also shall notify, ***by certified mail***, the local governing body, the planning board, if any, and the conservation commission, if any, of the municipalities in which the waiver is being sought that the waiver is being requested.

■ If the buffer associated with the application extends onto an abutting property, the property owner requesting the waiver shall provide notice that the waiver is being requested to the owner of that abutting property.

Please note:

- As provided in Env-Wt 706.05, the department shall not issue a waiver under Env-Wt 706.01(b) prior to 14 days after receipt of the waiver request, provided however that a municipal conservation commission may request an extension on such waiver issuance, not to exceed 14 days, which the department shall grant if and as requested.
- The department shall not issue a waiver unless the department determines that there will be no significant net loss of wetland values as identified by the local conservation commission/local governing authority and in RSA 482-A:1.
- If the department determines that the criteria for issuing a waiver are met, the waiver shall be issued as part of the SPN or permit, as applicable.
- If the department is unable to determine, based on the information submitted, that the proposed work will not cause a significant net loss of wetland values, the department shall notify the applicant of what additional information is needed and establish a deadline in consultation with the applicant for the submission of the additional information.
- If the department determines that the project would not cause a significant net loss of wetland values if certain conditions were met, the department shall place such conditions on the waiver as are necessary to protect the prime wetlands resource.
- Any waiver issued shall be valid for the term of the permit or SPN with which it is associated, but may be extended.

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Tighe & Bond

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Supplemental Project Narrative

SECTION 1 | Project Location and Background

The proposed project is located at 124 Heritage Avenue which is identified as Map 284 Lot 8 on the City of Portsmouth Tax Maps. The property is a 5.8-acre parcel that is located in the City's Industrial (I) Zone. The property is bound to the west by Heritage Avenue, 280-282 Heritage Avenue Industrial property to the north, and undeveloped City owned parcels to the south and east. The site currently operates as a multi-tenant industrial/commercial building.

The proposed project consists of the construction of a garden for the use of one of the building's tenants, Gather. The garden will be located in the front of the existing building in what is currently a maintained lawn area. An ADA accessible ramp is proposed to provide access to the garden from the existing parking lot. A grass-lined stormwater conveyance swale is also proposed adjacent to the garden to improve stormwater management. The project will include additional site improvements outside of jurisdictional areas, including parking lot re-striping, lighting, and landscaping. Site figures are provided in Appendix A and a Photographic Log depicting existing site conditions is provided in Appendix B.

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SECTION 2 | Delineation and Classification of Wetland Resource Areas

On October 21, 2025, a Tighe & Bond New Hampshire Certified Wetland Scientist (CWS) delineated wetland resource areas within the vicinity of the site and evaluated each relative to the applicable local, state, and federal criteria. Wetland resource areas in the vicinity of the proposed work were delineated in accordance with the United States Army Corps of Engineers' (USACE) *Wetlands Delineation Manual and Regional Supplement* (2012), *Field Indicators for Identifying Hydric Soils in New England* (Version 4, 2017), the *New Hampshire Code of Administrative Rules: Delineation and Classification of Jurisdictional Areas* (Chapter Env-Wt 400), and Chapter 10 of the Portsmouth Zoning Ordinance. The evaluation also included a review of publicly available data such as LiDAR elevation data and historic aerial imagery.

Wetland boundaries were marked in the field with alphanumerically labeled survey flagging tape. Flags were located by GPS and by a licensed land surveyor. Local weather yielded approximately 1.51-inches of rain in the week prior to the field delineation, including 0.60 inches in the 24-hour period immediately preceding the delineation. According to the U.S. Drought Monitor, Rockingham County was also experiencing Moderate to Severe Drought at the time of the delineation.[1]

2.1 Summary of Delineated Natural Resource Areas

Two freshwater wetlands, demarcated by Flag Series 1A and 2A, and one intermittent stream, demarcated by Flag Series 1B and 2B were identified within the vicinity of the project site. Wetland 2A is a municipally-designated Prime Wetland with a duly-established 100-foot Prime Wetland buffer. As per Chapter 10 of the Portsmouth Zoning Ordinance, wetlands present on site are afforded a 100-foot wetland buffer. A summary of delineated wetlands by flagging series is presented in Table 2-1.

TABLE 2-1 Summary of Delineated Wetland Resource Areas by Flag Series

Wetland ID	Flag Series	Flag Numbers	Resource Area Type	Classification*	PRA†
1	1A	1 – 43	Freshwater Wetland	PFO1E	No
	1B	1 – 4	Intermittent Stream	R4UB1	No
2	2A	1 – 9	Freshwater Wetland	PSS1E/PEM1F	Yes
	2B	1 - 3	Intermittent Stream	R4UB3	Yes

* Classification of Wetlands and Deepwater Habitats of the United States by Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979.

†Priority Resource Area, as defined by New Hampshire Department of Environmental Services (NHDES) Administrative Rule Env-Wt 103.68.

[1] U.S. Drought Monitor. 2025. National Drought Mitigation Center, USDA, and NOAA. Available at: https://droughtmonitor.unl.edu

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2.1.2 Freshwater Wetlands

Freshwater (non-tidal) wetlands are defined at RSA 482-A:2, X as "*…an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.*"

SERIES 1A

Series 1A defines the limits of a freshwater wetland present to the north, east and south of the site. This wetland is classified as a palustrine, forested, broad-leaved deciduous, seasonally flood/saturated (PFO1E) wetland. Dominant wetland vegetation observed on-site included red maple (*Acer rubrum,* FAC), musclewood (*Carpinus caroliniana,* FAC), American elm (*Ulmus americana,* FACW), winterberry (*Ilex verticillata,* FACW), spicebush (*Lindera benzoin,* FACW), glossy buckthorn (*Frangula alnus,* FAC), cinnamon fern (*Osmundastrum cinnamomeum*, FACW), creeping buttercup (*Ranunculus repens,* FAC), sensitive fern (*Onoclea sensibilis,* FACW), and poison ivy (*Toxicodendron radicans,* FAC). Hydric soils consisted of eight inches of mucky sandy (10YR 2/1) underlain by sand (2.5YR 5/2) with prominent redox concentrations (7.5 YR 4/6) observed in the matrix. Soils met hydric indicators S1 (Sandy Mucky Mineral) and S7 (Dark Surface). Indicators of hydrology include water-stained leaves, geomorphic position, microtopographic relief, and the FAC-Neutral Test.

Dominant vegetation in adjacent uplands consisted of red oak (*Quercus rubra,* FACU), American beech (*Fagus grandifolia,* FACU), American elm, witch hazel (*Hamamelis virginiana,* FACU), winterberry, glossy buckthorn, sensitive fern, rough goldenrod, and poison ivy. Upland soils consisted of loam with dominant soil matrix color 2.5YR 4/3. Prominent redox concentrations (7.5YR 4/6) were observed within the soil profile starting at nine inches below the surface.

SERIES 2A

Series 2A defines the limits of a freshwater wetland located southwest of Heritage Avenue. The portion of this wetland closest to the roadway is classified as palustrine scrub-shrub, broad-leaved deciduous, seasonally flooded-saturated (PSS1E). The interior of this wetland is dominated by herbaceous vegetation, exhibits longer periods of inundation, and is classified as palustrine emergent, persistent, semi-permanently flooded (PEM1F). Dominant wetland vegetation observed within Wetland 2A included red maple, speckled alder (*Alnus serrulata,* OBL), common reed (*Phragmites australis*), narrowleaf cattail (*Typha angustifolia,* OBL), highbush blueberry (*Vaccinium corymbosum,* FACW), glossy buckthorn, and rough goldenrod. Soil consisted of six inches of muck (10YR 2/1) underlain by ten inches of mucky loam (10YR 2/1), and met hydric soil indicator A4 (Hydrogen Sulfide). Indicators of hydrology included surface water, high water table (0 inches), hydrogen sulfide odor, geomorphic position, shallow aquitard (i.e., restrictive layer at 16-inches), and the FAC-neutral test.

Uplands adjacent to the delineated portion of Wetland 2A consisted of the road embankment to Heritage Avenue. Observed upland vegetation predominately consisted of maintained lawn with red maple, glossy buckthorn and multiflora rose also present. The road embankment consisted of compacted fill. Observed vegetation within undisturbed uplands adjacent to Wetland 2A included white oak (*Quercus alba,* FACU), eastern hemlock (*Tsuga canadensis,* FACU), and American beech. Soil consisted of loam with matrix colors 10YR 2/1 in the upper two inches, followed by four inches of 10YR 3/2 underlain by loam with matrix color 7.5YR 3/4 to a depth of ten inches, at which point a restrictive layer was encountered.

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2.2 Intermittent Stream

Flag Series 1B and 2B define two sections of an unnamed intermittent stream that flows northwesterly from Wetland 1A to Wetland 2A and is conveyed beneath Heritage Avenue via a culvert. The upper reach of this stream (Flag Series 1B) is classified as a riverine, intermittent, unconsolidated cobble-gravel bottom system (R4UB1), while the downstream reach associated with Flag Series 2B is classified as a riverine, intermittent, unconsolidated mud bottom system (R4UB3). Observed vegetation within the stream bed and associated stream banks included narrowleaf cattail, sensitive fern, American burnweed (*Erechtites hieraciifolius,* FACU), and climbing nightshade (*Solanum dulcamara,* FAC).

2.3 Priority Resource Areas

In accordance with New Hampshire Department of Environmental Services (NHDES) Administrative Rule Env-Wt 103.68 the site was evaluated for the potential presence of Priority Resource Areas (PRA).

2.3.1 Documented Occurrences of Protected Species or Habitat

A Datacheck with the New Hampshire Department of Environmental Services Ecological Review Section was completed on May 28, 2026 (DCT26-1245). Based on the results of the Datacheck, the project is not expected to impact state-listed protected species or exemplary natural communities, or critical habitat.

2.3.2 Bogs

Bogs are a type of peatland, distinguished by stunted evergreen trees and shrubs, peat deposits, poor drainage, and highly acidic conditions. The NHDES Land Resources Management Permit Planning Tool indicated the potential presence of peatlands within Wetland 1A. During the October 2025 delineation, Tighe & Bond documented vegetation and soils present within a portion of Wetland 1A mapped as potential peatland. Soil observed within Wetland 1A displayed a marked gradient along the northern edge of the project site with mineral soil present along the upland boundary that transitioned to organic soil toward the northeast (i.e., toward the wetland interior). Observed organic soil within the interior of Wetland 1A consisted of nine inches of sapric material (i.e., muck) underlain by mucky modified mineral soils.

Observed vegetation within portions of Wetland 1A mapped as potential peatland included, but was not limited to, red maple, cinnamon fern, winterberry, highbush blueberry, spice bush, balsam fir (*Abies balsamea,* FAC), sweetgale (*Myrica gale,* OBL), and several species of sedges (*Carex spp.*). Sphagnum moss was also observed along the forest floor. The potential peatlands were observed to have a red-maple dominated overstory, whereas bogs are typically more open and are dominated by shrubs, stunted evergreens, and herbaceous plants. As such, identified peatlands were more characteristic of a Red Maple – Sphagnum Basin Swamp[2] than a bog. The Red Maple – Sphagnum Basin Swamp ecological community has a State Conservation Status Rank of S4 (Apparently Secure) and is not classified as a PRA.

[2] Sperduto, D.D. and William F. Nichols. 2004. Natural Communities of New Hampshire. NH Natural Heritage Bureau, Concord, NH. Pub. UNH Cooperative Extension, Durham, NH.

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2.3.3 Designated Prime Wetland and 100-foot Prime Wetland Buffer

Wetland 2A is a municipally-designated Prime Wetland with a duly-established 100-foot Prime Wetland buffer. The Prime Wetland designation was established in 2011 by the City of Portsmouth pursuant to RSA 482-A:15 and subsequently accepted by the NHDES (NHDES Wetland File Number: 2011-00261). The Prime Wetland and 100-foot buffer are regulated as Priority Resource Areas (PRAs) pursuant to Env-Wt 103.68(d) and (e), respectively.

Wetland 2A was designated as a Prime Wetland by the City of Portsmouth due to its ecological significance, including the presence of open water habitat, a diverse wetland complex, and its potential to support rare species and wildlife habitat.[3] Wetland 2A is part of the larger Pickering Brook wetland system, which has been recognized by the City of Portsmouth for its significant water quality, wildlife habitat, and hydrologic functions. Consistent with RSA 482-A:15, Prime Wetlands are significant based on factors such as their size, unspoiled character, fragile condition, ecological functions, and habitat value. The duly-established 100-foot buffer to Wetland 2A within the vicinity of the project sites consists of Heritage Avenue, driveway entrances, and maintained lawn associated with 124 Heritage Avenue.

2.4 Functions and Values Assessment

Tighe & Bond conducted a functions and values assessment of Wetlands 1A and 2A based on field observations, site photographs, and publicly available GIS data. Assessment criteria were adapted from RSA 482-A and the U.S. Army Corps of Engineers, New England District, Highway Methodology Workbook Supplement – Wetland Functions and Values: A Descriptive Approach (NAEEP-360-1-30a; September 1999). Wetlands 1A and 2A were evaluated for Ecological Integrity, Wetland-Dependent Wildlife Habitat, Fish and Aquatic Life Habitat, Scenic Quality, Educational Potential, Recreation, Flood Storage, Groundwater Recharge, Nutrient Trapping/Retention/Transformation, Sediment Trapping, Shoreline Anchoring, and Noteworthiness. USACE Wetland Function-Value Evaluation Forms are provided in Appendix C.

2.4.1 Ecological Integrity

Ecological Integrity refers to the overall health and stability of a wetland ecosystem. Limited invasive species were observed within Wetlands 1A and 2A, and both wetlands are connected to surrounding undeveloped upland forest and wetland habitats. Wetland 1A contains Red Maple–Sphagnum Basin Swamp habitat and is part of an approximately 54-acre unfragmented mosaic of wetlands and upland forests. Wetland 1A is also hydrologically connected to Wetland 2A through a culvert beneath Heritage Avenue.

Wetland 2A is designated as a Prime Wetland by the City of Portsmouth due to its unique open water habitat, diverse wetland complex, and potential to support rare species. An approximately 70-acre unfragmented mosaic of wetlands and upland forests surrounds Wetland 2A.

Due to the size, connectivity, and quality of natural habitat associated with these wetlands within an otherwise developed landscape, both wetlands exhibit Ecological Integrity.

[3] City of Portsmouth Prime Wetlands Analysis Report, prepared by West Environmental, Inc. for the Portsmouth Conservation Commission and Planning Department (October 2006). https://files.cityofportsmouth.com/files/planning/prime_rpt.PDF.pdf

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2.4.2 Wetland-Dependent Wildlife, Fish, and Aquatic Life Habitat

Wetland-Dependent Wildlife, Fish, and Aquatic Life Habitat considers the suitability of a wetland to provide habitat for wildlife species, fish, and other aquatic organisms. Wetlands 1A and 2A are associated with relatively large areas of undeveloped land and provide a diversity of wetland and upland habitats. The presence of jurisdictional wetlands, combined with their connectivity to surrounding undeveloped areas, supports habitat for wetland-dependent wildlife species. Although an intermittent stream is associated with both wetlands, permanent aquatic habitat was not observed within the vicinity of the project site. Pond habitat within Wetland 2A was identified as a factor contributing to its Prime Wetland designation, which measures approximately ¼ acre in size according to aerial imagery. Given the lake of permanent aquatic habitat in Wetland 1A and the limited extent of the open water habitat in Wetland 2A, these wetlands are more likely to support wetland-dependent wildlife than fish or other aquatic organisms. Accordingly, Wetland-Dependent Wildlife Habitat is considered a suitable or principal function of both wetlands. Fish and Aquatic Life Habitat is not considered a principal function of either wetland.

2.4.3 Scenic Quality/Recreation/Education Potential

Scenic Quality evaluates a wetland's visual and aesthetic qualities, Recreation considers its ability to support recreational activities, and Educational Potential evaluates its suitability for education and research. Wetlands 1A and 2A are located within an area zoned "Industrial" with limited public access or visibility. As a result, neither wetland is likely to provide significant scenic, recreational, or educational value.

2.4.4 Flood Storage

According to the FEMA map for the site (Map No. 33015C0270F; effective January 29, 2021), neither Wetland 1A nor Wetland 2A is located within the 100-year floodplain. However, both wetlands likely provide temporary storage of stormwater runoff from Heritage Avenue and the surrounding developed landscape during precipitation events. Given their size and position within the local watershed, both wetlands are likely to provide important flood storage capacity. Accordingly, Flood Storage is considered a principal function of Wetlands 1A and 2A.

2.4.5 Groundwater Recharge

Groundwater Recharge refers to the ability of a wetland to recharge and/or discharge groundwater and its interaction with underlying aquifers. Soils observed within both wetlands consist of organic or mucky-modified material overlying mineral substrates. Soils within Wetland 2A and the southern portion of Wetland 1A are mapped as very poorly drained, while the remaining portions of Wetland 1A are mapped as poorly drained, indicating prolonged saturation and sustained groundwater influence. The wetlands also contain intermittent stream channels that provide hydraulic connectivity between shallow groundwater and surface water, supporting groundwater recharge and discharge during seasonal fluctuations in the water table. Wetlands 1A and 2A are located within the Lower Merrimack aquifer transmissivity zone, which is mapped as having a transmissivity of less than 1,000 ft²/day. Based on soil conditions and their location within a mapped aquifer, Groundwater Recharge is considered a principal function of both wetlands.

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2.4.6 Sediment Trapping

Sediment Trapping refers to a wetland's ability to capture and retain sediment transported in runoff from surrounding uplands. This function is influenced by vegetation density and surface roughness, with more densely vegetated wetlands generally providing greater sediment trapping potential. Wetland 1A is a relatively open forested wetland and is therefore likely to provide limited sediment trapping. In contrast, Wetland 2A is a densely vegetated shrub-scrub wetland and is likely to provide substantial sediment trapping capacity for runoff entering the wetland from adjacent developed areas. Accordingly, Sediment Trapping is considered a principal function of Wetland 2A.

2.4.7 Nutrient Trapping/Retention/Transformation

Nutrient Trapping, Retention, and Transformation refers to a wetland's ability to retain, process, and cycle nutrients, thereby reducing the transport of excess nutrients to downstream waters. Both wetlands contain organic or mucky-modified material overlying mineral substrates, indicating that both wetlands have the capacity to retain and transform nutrients. Wetland 2A provides enhanced nutrient retention due to its dense herbaceous vegetation, which slows overland flow, promotes sediment deposition, and increases the opportunity for nutrient uptake and trapping before runoff reaches downstream waters. Accordingly, Nutrient Trapping, Retention, and Transformation is considered a function of Wetland 2A.

2.4.8 Shoreline Anchoring

Shoreline Anchoring refers to a wetland's ability to stabilize shorelines and reduce erosion caused by wave action or flowing water. Both delineated wetlands are palustrine wetlands located in low-energy settings with no significant shoreline erosion processes observed. As a result, Shoreline Anchoring is not considered a suitable function of either wetland.

2.4.9 Noteworthiness

Noteworthiness is a qualitative assessment of whether a wetland possesses one or more outstanding ecological characteristics, such as rare species habitat, unique natural communities, critical wildlife habitat, or other high-value resources.

Wetland 2A has been designated as a Prime Wetland by the City of Portsmouth due to its unique open water habitat, diverse wetland complex, and potential to support rare species. Accordingly, Noteworthiness is considered a principal value of Wetland 2A.

Wetland 1A contains Red Maple–Sphagnum Basin Swamp habitat, which has a State Conservation Status Rank of S4 (Apparently Secure). Based on available information, Noteworthiness is not considered a principal value of Wetland 1A.

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SECTION 3 | Criteria for Standard Permit Applications

The project will result in approximately 11,512 square feet (sf) of permanent impact to the duly established Prime Wetland buffer to Wetland 2A associated with the conversion of a maintained lawn into a community garden, with an ADA-accessible walkway and grass-lined stormwater conveyance swale. It is our understanding that the project will be classified as Major Impact, subject to the requirements for a Standard Dredge & Fill Wetlands Permit Application. The following sections describe how the project has been designed in accordance with the applicable requirements of New Hampshire Administrative Rule Chapter Env-Wt 300.

3.1 Env-Wt 306 Required Planning for All Projects

The project has conducted the necessary planning required by Env-Wt 306, including:

(1) Wetlands and jurisdictional areas were delineated by a NH Certified Wetland Scientist with Tighe & Bond on October 21, 2025.

(2) Tighe & Bond determined that the proposed project location falls within the duly-established 100-foot Prime Wetlands buffer associated with Wetland 2A, a municipally-designated prime wetland.

(3) The project is not located in an area subject to Env-Wt 600 (Coastal Lands and Tidal Waters/Wetlands).

(4) The project is not located within the jurisdiction of a Local River Advisory Committee. The nearest Designated River pursuant to the NH Rivers Management and Protection Program (RA 483:15) is the Squamscott River, located approximately 5.7 miles northwest of the project location. The proposed project is located within upland areas and therefore is not anticipated to be subject to a specific time of year restriction under Env-Wt 307.

(5) Not applicable. No stream crossing projects are proposed as part of this project.

(6) Not applicable. No dredging is proposed as part of this project.

(7) The project falls within the ¼ mile buffer to Pickering Brook, which is listed as an impaired water for chloride, copper, dissolved oxygen saturation and concentration, and *E. coli.* However, the project is not anticipated to impact these impaired waters, as appropriate erosion and sedimentation controls will be utilized during construction to limit off site sediment migration. Neither Class A Surface Waters nor Outstanding Resource Waters are present within the vicinity of the site.

3.2 Abutter Notification

Pursuant to Env-Wt 306.06(a) property abutters have been notified prior to filing this application. As required per Env-Wt 311, a tax map showing the project location, a list containing the name, mailing address, and tax map/lot numbers of abutting property owners, copies of abutter notifications, and copies of certified mailing receipts are provided in Appendix E.

3.3 Env-Wt 307 Conditions Applicable to Activities in Jurisdictional Areas

The following narrative describes the methods and manner by which the project complies with the standard permit conditions specified in Env-Wt 307. Please reference the Project Drawings, provided in Appendix F for details regarding the proposed community garden, associated stormwater conveyance swale, impacts to jurisdictional areas, and construction best management practices (BMPs) to be implemented during the work.

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3.3.1 Protection of Water Quality

The project is not anticipated to cause or contribute to a degradation of water quality standards. Project activities will be conducted to minimize erosion, sedimentation, and turbidity in surface waters and wetlands through the implementation of construction-period BMPs selected based on the nature of the project and the physical characteristics of the site.

3.3.2 Protection of Fisheries and Breeding Areas

Work is situated entirely in uplands and is not anticipated to generate suspended sediment in bird migratory areas nor fish and shellfish spawning or nursery areas. Appropriate BMPs will be used during construction to minimize off-site sedimentation.

3.3.3 Invasive Species

To the greatest extent practicable, work will be conducted in accordance with the *Best Management Practices for the Control of Invasive and Noxious Plant Species Manual (2018).* Material imported to the project (e.g., loam, mulch, straw) will not be sourced from locations where invasive plants are known to occur, and construction activities will avoid and minimize disturbance to existing areas containing invasive plants.

Invasive species observed within the vicinity of the site included glossy buckthorn (*Frangula alnus;* FAC), common reed (*Phragmites australis*; FACW), climbing nightshade (*Solanum dulcamara*; FAC), purple loosestrife (*Lythrum salicaria;* OBL), multiflora rose (*Rosa multiflora*; FACU), and creeping buttercup (*Ranunculus repens*; FAC). While disturbance is limited to maintained lawn and separated from observed invasive species populations, several invasive species identified on site are wind- or avian-dispersed. Disturbance will be kept to the minimum extent practicable to achieve project goals and disturbed areas will by stabilized by planting, seeding, and mulching as soon as possible with native species.

3.3.4 Rare, Threatened, or Endangered Species and Habitat

A NHDES Datacheck Report was filed by Tighe & Bond in May 2026 (DCT26-1245). The results of this Datacheck indicated that no impacts to protected species, exemplary natural communities, nor critical habitat were expected as a result of the project and no further Ecological Review was required. A copy of the NHDES Datacheck findings are provided in Appendix E.

3.3.5 Protection of Designated Prime Wetlands and Duly-Established 100-Foot Buffers

(1) No adverse impacts to the functions and values of the site or surrounding wetlands are anticipated. The addition of native shrubs and native seed mixes is expected to provide a net benefit to the functions and values of the surrounding wetlands. The existing maintained lawn provides limited habitat and ecological value, whereas the proposed native shrubs, groundcovers, and pollinator-friendly plantings will enhance forage and refuge for wildlife. The proposed plantings will support pollinators and other beneficial insects. The community garden will also provide educational and community engagement opportunities that promote environmental stewardship and local food production. The proposed parking lot realignment will reduce impervious surface area within the 100-foot buffer, and the proposed grass-lined swale will improve infiltration and stormwater management. As such, no increase in stormwater runoff to the adjacent wetlands will result as part of this project.

(2) Authorization for disturbance to the duly-established prime wetland buffer is being requested as part of this application.

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3.3.6 Restoration of Temporary Impacts and Site Stabilization

Areas disturbed during construction will be stabilized with mulch, seed and/or straw within three days of the completion of work.

3.4 Env-Wt 311 Application Requirements for Standard Permits

As described above, the project has conducted the necessary planning required by Env-Wt 306.05. As required by Env-Wt 311.07 and Env-Wt 311.10, impacts to jurisdictional areas and their functions and values have been avoided and minimized to the extent practicable. A Functions and Values assessment for the site is provided in Section 2, above.

The proposed project site consists of maintained lawn located in uplands, and is separated from Wetland 2A by Heritage Avenue, a paved roadway. The project has been designed with elements that are intended to enhance the functions and values of the buffer, to include native shrub plantings and a pollinator garden.

3.4.1 Alternatives Considered

The proposed project is focused on the reuse and enhancement of previously developed and maintained areas, and represents the alternative with the least adverse impact to the wetland buffer and adjacent wetland resources. The proposed parking lot reconfiguration will reduce impervious surfaces within the parking area and native plantings are expected to improve wildlife habitat, ecological value, and educational opportunities.

3.4.2 Avoidance and Minimization

Proposed work within the duly-established prime wetland buffer is confined to pre-existing maintained lawn, and the project has been designed to avoid direct wetland impacts. Appropriate erosion and sediment control measures will be implemented during construction to minimize erosion, sedimentation, and turbidity.

3.4.3 Local, State, and Federal Agency Coordination

A Site Review Permit and Conditional Use Permit application was submitted to the City of Portsmouth Planning Department and to the City of Portsmouth Conservation Commission on June 22, 2026 and June 24, 2026, respectively. As of the date of this submission, no comments have been received from either board.

As the proposed project is located entirely within uplands, the project is not subject to jurisdiction under the Clean Water Act nor under the Rivers and Harbors Act. As such, coordination with the United States Army Corps of Engineers (USACE) is not anticipated for the proposed project.

3.4.4 Construction Sequencing

The sequence of construction will be left to the discretion of the selected contractor. Although construction is subject to the means and methods of the selected contractor, the project will generally consist of the following elements .

(1) Install temporary erosion and sediment controls along the limits of work prior to beginning any earth moving activities.

(2) Verify the location of utilities present within the project site.

(3) Mobilize equipment and materials to staging areas.

(4) Conduct ground disturbing activities in accordance with the project plans.

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(5) Install underdrain trench.

(6) Regrade areas in accordance with the project plans.

(7) Stabilize disturbed areas with loam, mulch, straw, and/or native seed.

(8) Demobilize from the site.

(9) Install native shrub plantings by hand during the growing season.

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SECTION 4 | Env-Wt 500 Project Specific Requirements

The proposed project has been designed to comply with the project-specific requirements of Env-Wt 524 for residential, commercial, and industrial development.

4.1 Residential, Commercial, and Industrial Development Criteria

The project has been designed to comply with all applicable requirements of Env-Wt 400, Env-Wt 700, Env-Wt 800, and Env-Wt 900, as described in other sections of this narrative. No use of wetlands nor surface waters for stormwater or water quality treatment is proposed as part of this project. Appropriate BMPs will be utilized during construction, and the project is not expected to negatively impact private and public drinking water supplies, hydrologic connectivity, source water protection areas, nor fisheries. No impacts to existing wetland-dependent wildlife habitat nor associated migratory pathways, reproductive sites, nor wetland complex/community systems are anticipated as part of the proposed work. Proposed work will be conducted in compliance with the project plans submitted as part of this application.

The proposed project complies with the applicable design requirements of Env-Wt 524.04,as follows:

- The project does not utilize wetlands or surface waters for stormwater or water quality treatment.
- Appropriate setbacks and stormwater management measures will protect adjacent water resources.
- The project maintains existing hydrologic connections and is not expected to adversely affect fisheries, fish passage, wetland-dependent wildlife habitat, associated migratory pathways, reproductive sites, or the surrounding wetland community system. And,
- Work will be conducted in accordance with the approved project plans.

Overall, the proposed project has been designed to avoid direct impacts to wetlands and other aquatic resources while enhancing the ecological function of the existing Prime Wetland buffer through native vegetation and improved stormwater management. The proposed work is not anticipated to adversely affect the surrounding wetland system or its functions and values and is consistent with the applicable design requirements of Env-Wt 524.04.

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SECTION 5 | Env-Wt 700 Prime Wetlands

The proposed project includes work within the duly established 100-foot buffer to a municipally designated Prime Wetland and is therefore subject to the supplemental requirements of Env-Wt 700. The following summarizes the project's compliance with these requirements.

5.1 Env-Wt 704 Supplementary Information and Criteria for Project Proposed in Prime Wetlands/Buffer

The project includes work within the duly-established 100-foot buffer to a municipally designated Prime Wetland (Wetland 2A). The proposed work is limited to an existing maintained lawn within the Prime Wetland buffer and is physically separated from the Prime Wetland by Heritage Avenue. No direct impacts to the Prime Wetland, adjacent intermittent stream, or other jurisdictional aquatic resources are proposed. Consistent with Env-Wt 704.02, the following functional assessment and impact analysis demonstrates that the proposed project will not result in a significant net loss of the values protected under RSA 482-A:1.

While surrounding wetlands support important functions and values, the areas proposed to be impacted by this project are dominated by maintained lawn and provide comparatively limited habitat and ecological function relative to the adjacent natural communities. Based on the functional assessment presented in Section 2, the proposed project is not expected to result in a significant net loss of the functions and values of the Prime Wetland or its duly-established buffer. The addition of native shrubs and native seed mixes is expected to provide a net benefit to the functions and values of the surrounding wetlands. The proposed native shrubs, groundcovers, and pollinator-friendly plantings will enhance forage and refuge for wildlife and beneficial insects. The community garden will also provide educational and community engagement opportunities that promote environmental stewardship and local food production.

Additional information is provided in the wetland functions and values assessment (Section 2) and the USACE Wetland Function-Value Evaluation Forms (Appendix C). Accordingly, the proposed project is not expected to result in a significant net loss of Prime Wetland functions or values and is consistent with the approval criteria of Env-Wt 704.

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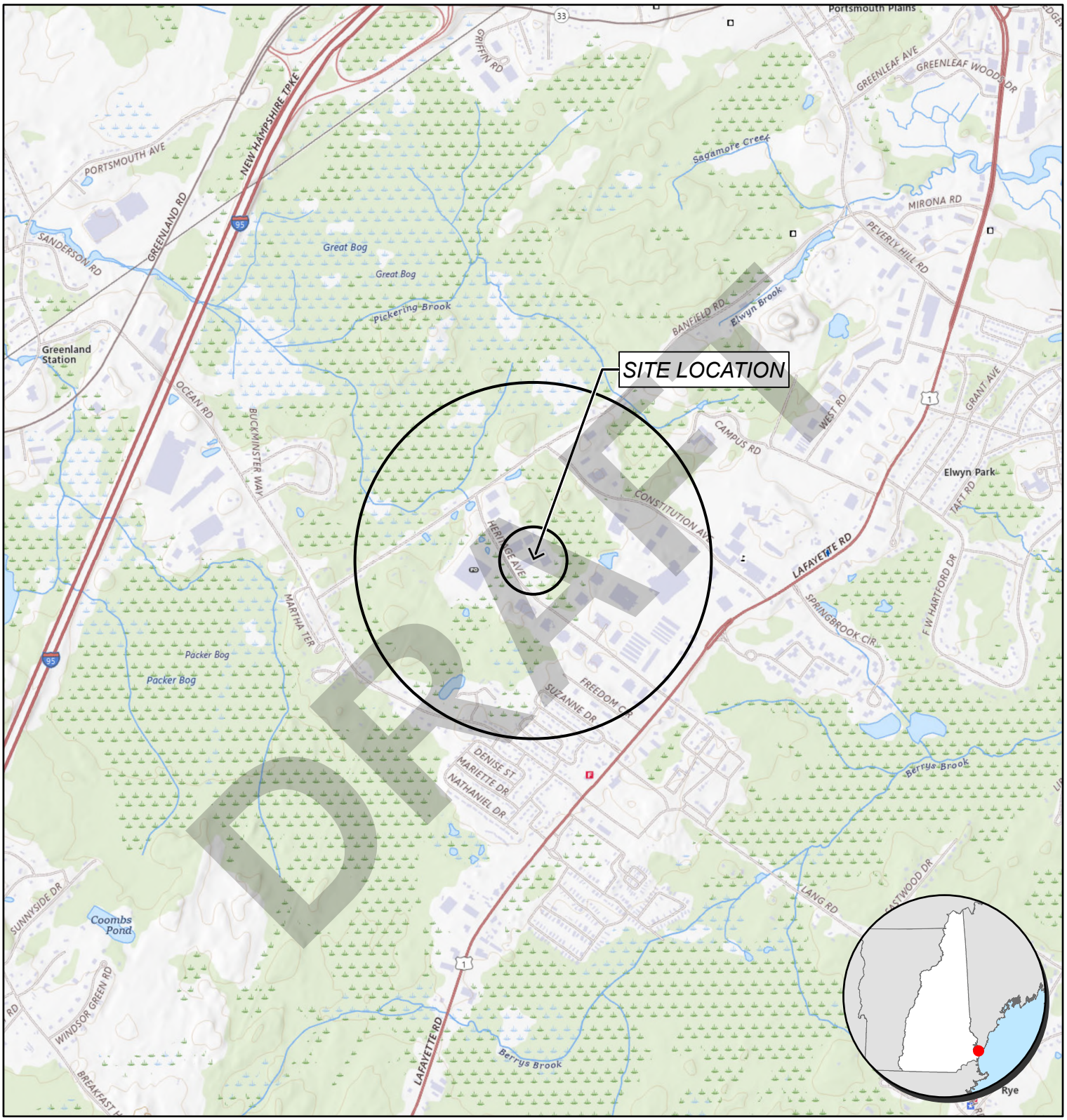
Tighe & Bond

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Appendix A:
Site Figures

FIGURE 1
SITE LOCATION
November 2025

The Kane Company
124 Heritage Avenue
Portsmouth, New Hampshire



Tighe&Bond

Based on USGS The National Map Topo Basemap.
Contour Interval Equals 10 Feet.
Circles indicate 500-foot and half-mile radii.

N

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G:\GIS\NH\SiteLocus\Portsmouth\KaneCompany_K0076\124HeritageAve_0066\124HeritageAve_0066.aprx\Fig1_Topo_124HeritageAveNH [Exported By: EMainville, 11/7/2025, 10:34 AM]

K-0076

FIGURE 2
AERIAL
December 2025

The Kane Company
124 Heritage Avenue
Portsmouth, New Hampshire



Culvert
Upland Data Plot
Wetland Data Plot
Top of Bank Flag
Freshwater Wetland Flag
Delineated Top of Bank
Delineated Wetland Boundary
100-Foot Buffer Zone
Freshwater Wetland
Approximate Subject Property
Approximate Parcel Boundary

Tighe&Bond

Based on NH GRANIT Color Orthophotography (2021-2022).
Parcel boundaries were provided by NH GRANIT and are approximate.

N
1:1,800
0 75 150
Feet

Figure 3: National Flood Hazard Layer FIRMette

FEMA

70°48'5"W 43°2'19"N



70°47'28"W 43°1'53"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/19/2025 at 1:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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Appendix B:
Photographic Log

Photographic Log

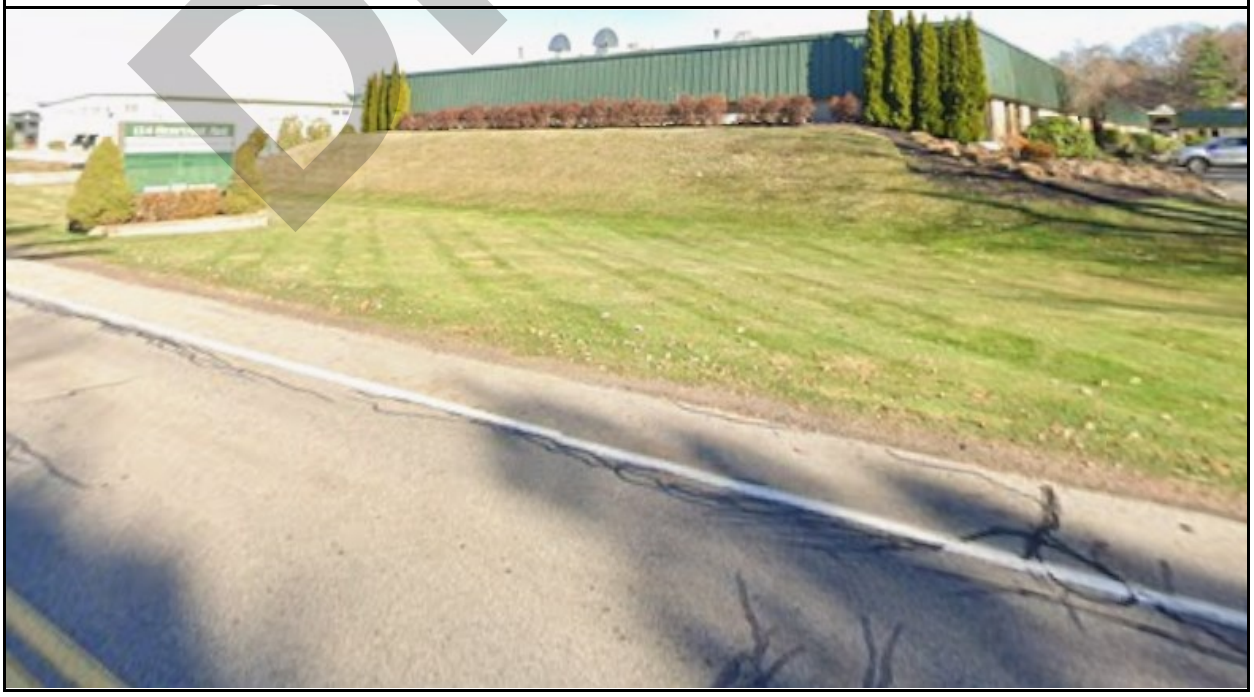
Client: 124 Group Inc **Job Number:** K-0076-0066

Site: 124 Heritage Avenue Portsmouth, New Hampshire

Photograph No.: 1	**Date:** 4/25/2025	**Direction Taken:** North
Description: Nearmap Imagery depicting the proposed impact area relative to Wetland 2A.		



Photograph No.: 2	**Date:** 11/1/2024	**Direction Taken:** Northwest
Description: Representative view of the maintained lawn where the community garden is proposed.		



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Photographic Log

Client: 124 Group Inc **Job Number:** K-0076-0066

Site: 124 Heritage Avenue Portsmouth, New Hampshire

Photograph No.: 3	**Date:** 10/21/2025	**Direction Taken:** Southeast
Description: Typical view of Wetland 1A.		



Photograph No.: 4	**Date:** 10/21/2025	**Direction Taken:** Southwest
Description: Typical view of uplands adjacent to Wetland 1A.		



Photographic Log

Client: 124 Group Inc **Job Number:** K-0076-0066

Site: 124 Heritage Avenue Portsmouth, New Hampshire

Photograph No.: 5	**Date:** 10/21/2025	**Direction Taken:** Northeast
Description: Typical view of mapped peatlands in the vicinity of Wetland 1A. This community was identified as a Red Maple–Sphagnum Basin Swamp (i.e., not a "bog").		



Photograph No.: 6	**Date:** 10/21/2025	**Direction Taken:** North
Description: Alternate view of mapped peatlands in the vicinity of Wetland 1A. This community was identified as a Red Maple Sphagnum-Basin Swamp (i.e., not a "bog").		



Photographic Log

Client: 124 Group Inc **Job Number:** K-0076-0066

Site: 124 Heritage Avenue Portsmouth, New Hampshire

Photograph No.: 7	**Date:** 10/21/2025	**Direction Taken:** Northwest

Description: Typical view of existing conditions at 124 Heritage Avenue.



Photograph No.: 8	**Date:** 10/21/2025	**Direction Taken:** Southeast

Description: Representative view of the unnamed intermittent stream defined by Flag Series 1B (i.e., northern edge of stream, along delineated OHW).



Photographic Log

Client: 124 Group Inc **Job Number:** K-0076-0066

Site: 124 Heritage Avenue Portsmouth, New Hampshire

Photograph No.: 9	**Date:** 10/21/2025	**Direction Taken:** Northwest
Description: Typical view of Wetland 2A, a municipally-designated Prime Wetland.		



Photograph No.: 10	**Date:** 10/21/2025	**Direction Taken:** Northwest
Description: Typical view of uplands adjacent to Wetland 2A.		



Photographic Log

Client: 124 Group Inc **Job Number:** K-0076-0066

Site: 124 Heritage Avenue Portsmouth, New Hampshire

Photograph No.: 11	**Date:** 10/21/2025	**Direction Taken:** Southwest
Description: Typical view of the unnamed intermittent stream defined by Flag Series 2B (i.e., northern edge of stream, along delineated OHW).		



Photograph No.: 12	**Date:** 10/24/2025	**Direction Taken:** Southwest
Description: Typical view of undisturbed uplands adjacent to Wetland 2A.		



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Appendix C:
USACE Wetland Function-Value Data Forms

Wetland Function-Value Evaluation Form

Total area of wetland 24.67 acres Human made? No Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Industrial/Residential Distance to nearest roadway or other development Abutting

Dominant wetland systems present PFO Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper

How many tributaries contribute to the wetland? Unknown Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland 1A

Latitude 43.03404 Longitude -70.79790

Prepared by: LTF Date 6/11/2026

Wetland Impact:
Type N/A Area N/A

Evaluation based on:
Office ____ Field X

Corps manual wetland delineation completed? Y X N ____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	3,7,10,15	Y	
Floodflow Alteration	Y	1,2, 5, 6, 7, 8, 9, 15	Y	
Fish and Shellfish Habitat	N		N	No permanent waterbodies observed within or adjacent to Wetland 1A.
Sediment/Toxicant Retention	Y	2,4,7,8,9	Y	
Nutrient Removal	Y	1,4,5,7,8,9,10,11	Y	
Production Export	Y	1,2,4,8	N	
Sediment/Shoreline Stabilization	N	2,3	N	
Wildlife Habitat	Y	3,6,7,8,11,14,15,19	Y	
Recreation	N	12	N	
Educational/Scientific Value	N	2,4	N	
Uniqueness/Heritage	Y	1,5,10,15	N	Wetland 1A is classified as Red Maple - Sphagnum Basin Swamp - State Habitat Rank (S4).
Visual Quality/Aesthetics	N	4,7,11	N	
ES Endangered Species Habitat	N		N	
Other				

Notes:

* Refer to backup list of numbered considerations.

DRAFT

Wetland Function-Value Evaluation Form

Total area of wetland 18.78 acres Human made? No Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Industrial/Residential /Undeveloped Forests Distance to nearest roadway or other development Abutting

Dominant wetland systems present PSS1E Contiguous undeveloped buffer zone present Yes

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper

How many tributaries contribute to the wetland? Unknown Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland 2A

Latitude 43.03450 Longitude -70.79775

Prepared by: LTF Date 6/11/2026

Wetland Impact:
Type N/A Area N/A

Evaluation based on:
Office ____ Field X

Corps manual wetland delineation completed? Y X N ____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	3,7,10,15	Y	
Floodflow Alteration	Y	1,2,5,6,7,8,9,17,18	Y	
Fish and Shellfish Habitat	N	4,14	N	
Sediment/Toxicant Retention	Y	2,3,4,7,8,9	Y	
Nutrient Removal	Y	1,2,3,4,5,6,7,8,9,10,11,12,13,14	Y	
Production Export	Y	1,2,4,7,8,10,12	N	
Sediment/Shoreline Stabilization	N	2,3	N	
Wildlife Habitat	Y	3,5,6,7,8,11,14,15,19,21	Y	
Recreation	N	1,12	N	
Educational/Scientific Value	N	1,2	N	
Uniqueness/Heritage	Y	4,5,10,13,15, 27	Y	Wetland 2A is designated as a Prime Wetland by the City of Portsmouth
Visual Quality/Aesthetics	N	4,7,11	N	
ES Endangered Species Habitat	Y	1	N	
Other				

Notes:

* Refer to backup list of numbered considerations.

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Appendix D:
NHDES Ecological Review

The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Robert R. Scott, Commissioner

To: Lucas Fromm, Tighe & Bond
177 Corporate Drive

Portsmouth, NH 03857
From: Ecological Review Section
New Hampshire Department of Environmental Services
Date Issued: 5/28/2026
Expiration Date: 5/28/2027
Re: DataCheck Review by NHDES Ecological Review Section submitted 5/20/2026
Permits: MUNICIPAL POR - Portsmouth, NHDES - Wetlands Standard Dredge & Fill

DCT ID: **DCT26-1245** **Applicant:** 124 Group LLC

Location: Portsmouth
124 Heritage Avenue

Project description: The proposed project will consist of the conversion of approximately 12,000 sf of maintained lawn into a community garden with associated native plantings and a drainage swale. This work will occur within the 100-foot buffer to a municipally-designated Prime Wetland, which is located to the southwest of Heritage Avenue. The work is proposed to be completed in Fall/Winter 2026, with native plantings installed during the next growing season (i.e., Spring 2027).

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The New Hampshire Department of Environmental Services Ecological Review Section has reviewed the provided mapped project area against available records of protected species, exemplary natural communities and critical habitat. Based on the project mapping and submitted information, impacts are not expected, and an ecological review is not required. If the map and project information submitted inaccurately represents the proposed project, a new letter may need to be obtained.

Disclaimer: DataCheck Tool screening only includes occurrences of protected species and exemplary natural communities that have been documented and verified by state biologists and ecologists. This letter does not guarantee protected species and habitat are not present at this location, only that their presence has not been documented and verified by state biologists and ecologists. As many areas have never been surveyed, or have only been surveyed for certain species, on site surveys are the best way to determine the resources present on your site.

Federal Compliance: This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be federally listed species in New Hampshire that are impacted by your activity not included in this letter. For ESA compliance, please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (iPaC) website for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding,

permit or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov or 603-223-2541).

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Map of project boundaries for: **DCT26-1245**

DCT26-1245

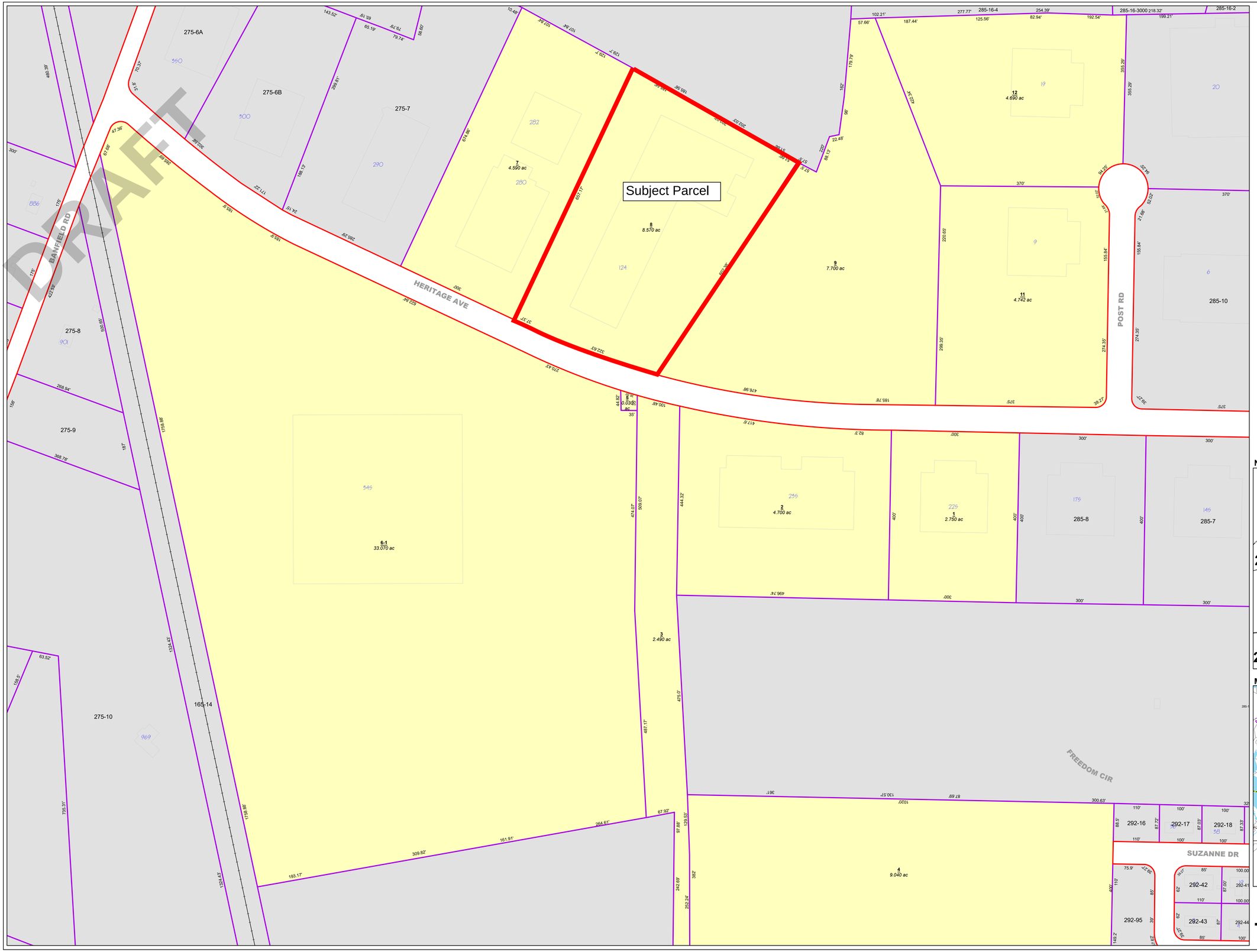


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Appendix E: Abutter Notification Information



Partial Legend

See the cover sheet for the complete legend.

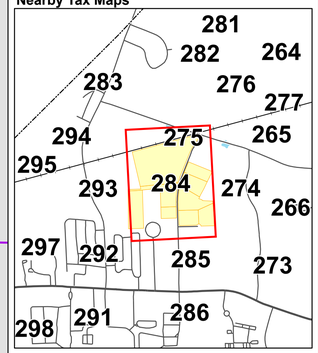
- **7-5A** Lot or lot-unit number
- *2.56 ac* Parcel area in acres (ac) or square feet (sf)
- Address number
- 233-137 Parcel number from a neighboring map
- 68' Parcel line dimension
- SIMS AVE Street name
- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)
- Parcel covered by this map
- Parcel from a neighboring map (see other map for current status)

0 50 100 200 300 Feet

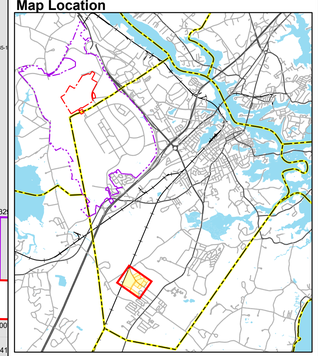
0 20 40 80 Meters

This map is for assessment purposes only. It is not intended for legal description or conveyance.
Parcels are mapped as of April 1.
Building footprints are 2006 data and may not represent current structures.
Streets appearing on this map may be paper (unbuilt) streets.
Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.

Nearby Tax Maps



Map Location



Portsmouth, New Hampshire
2025

Tax Map 284

List of Abutters to 124 Heritage Avenue

Property ID	Site Address	Owner Name	Owner Address
0274-0003-0000	Banfield Road	City of Portsmouth, Department of Public Works	680 Peverly Hill Road, Portsmouth, NH 03802
0284-0002-0000	235 Heritage Avenue	Cooper Malt LLC	Old Orchard Beach, ME 04064
0284-0003-0000	Heritage Avenue	City of Portsmouth, Conservation Commission	PO Box 6697, Portsmouth, NH 03802
0284-0005-0000	329 Heritage Avenue	City of Portsmouth, Department of Public Works	PO Box 628, Portsmouth, NH 03802
0284-0007-0000	280 Heritage Avenue	280 Heritage Avenue Condo Mastercard, 145 Heritage Avenue Properties LLC	126 Daniel Street, Portsmouth, NH 03801
0284-0009-0000	Heritage Avenue	City of Portsmouth, Conservation Commission	PO Box 6697, Portsmouth, NH 03802
0284-0006-0001	345 Heritage Avenue	United States Postal Service	345 Heritage Avenue, Portsmouth, NH 03801
0284-0007-0001	280 Heritage Avenue #A	Sussex Associates LLC	288 South River Road, Building B, Bedford, NH 03110
0284-0007-0002	280 Heritage Avenue #B	Guernsey Capital LLC	PO Box 552 Rollinsford, NH 03869
0284-0007-0003	280 Heritage Avenue #C	Pointless Properties INC	280 Heritage Avenue, Unit C, Portsmouth, NH 03801
0284-0007-0004	280 Heritage Avenue #D	PDI Realty Trust	67 Meredith Way, Portsmouth, NH 03801
0284-0007-0005	280 Heritage Avenue #E	Comgall Holding LLC	280 Heritage Avenue, Unit E, Portsmouth, NH 03801
0284-0007-0006	280 Heritage Avenue #F	Fired Holdings LLC	280 Heritage Avenue, Unit F, Portsmouth, NH 03801
0284-0007-0007	280 Heritage Avenue #G	Seaside LLC	27 Marble Ridge Road, North Andover, MA 01845
0284-0007-0008	280 Heritage Avenue #H	Fuente Short Story LLC	566 Washington Road, Rye, NH 03870

DRAFT

List of Abutters to 124 Heritage Avenue

Property ID	Site Address	Owner Name	Owner Address
0284-0007-0009	280 Heritage Avenue #I	Taylor Mary Tap Properties LLC	195 West Road, Portsmouth, NH 03801
0284-0007-0010	280 Heritage Avenue #J	Lussier Debora E. Revocable Trust	2432 SE 28th Street, Cape Coral, FL 33904
0284-0007-0011	282 Heritage Avenue #11	145 Heritage Avenue Properties LLC	126 Daniel Street, Portsmouth, NH 03801
0284-0007-0012	282 Heritage Avenue #12	145 Heritage Avenue Properties LLC	126 Daniel Street, Portsmouth, NH 03801
0284-0007-0013	282 Heritage Avenue #13	145 Heritage Avenue Properties LLC	126 Daniel Street, Portsmouth, NH 03801

DRAFT

PUBLIC NOTICE

NOTICE OF INTENT TO FILE

Please take notice that 124 Heritage Group Inc (applicant) is filing a Standard Dredge & Fill Wetlands Permit application with the New Hampshire Department of Environmental Services (NHDES) for a proposed garden and site improvements project located at 124 Heritage Avenue in Portsmouth, New Hampshire (Town of Portsmouth Tax Map 284 Lot 8).

Plans and details of this application will be available for your review at the City of Portsmouth Clerk's Office, 1 Junkins Avenue, Portsmouth, New Hampshire (8:00am – 6:00pm Monday; 8:00am – 4:30pm Tuesday and Thursday; 9:00am – 4:30pm Wednesday; 8:00 AM – 1:00 PM Friday) or at the NHDES Wetlands Bureau, 29 Hazen Drive, Concord, New Hampshire (8:00am - 4:00pm Monday - Friday).

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Appendix F:
Project Plans
(Bound Separately)



TIGHEBOND.COM

OFFICE LOCATIONS THROUGHOUT THE NORTHEAST | 100% EMPLOYEE OWNED COMPANY

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

V-Locity Small (VALS)

Outdoor LED Area Light



OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	142 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical units. Cast aluminum wiring access door located underneath.
- Self-contained optic, board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: TBD lbs in carton.

Optical System

- State-of-the-Art acrylic optics delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary refractor optics provide exceptional coverage and uniformity in distribution types 2, 3M, 3W, 4M, 4W, 4F, FTM, 5QN, 5QM, 5Q, 5QW, AM, WF and LC/RC.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377 as well as phosphor converted amber.
- Minimum CRI of 80 (optional 70 CRI for 5000K and 4000K).
- Factory or field installable integral shielding available for enhanced spill light control.
- Zero Uplight (excludes adjustable arms).

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard, must specify EXT option for dimming leads to be extended to fixture exterior.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- REDiMount pole mount arm allows for a true one person installation.
- Side arm pole mount designed to mount to square or round poles.
- Pole mount arms can accommodate pole drill patterns from 2.4 to 5" on center and utilize LSI's reduced B3 or traditional B5 drill patterns.
- Additional mounting options are available including a mast arm or adjustable slip fitter that allow for luminaire attachment to a 2 3/8" tenon or mast arm.
- Adjustable arms allow for 65° of tilt (-5°below horizontal to +60° above horizontal) in 5° increments.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K or warmer color temperature selection (side arm pole and mast arm mounting only).
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.

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V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: VALS 18L 4W UNV 40K8 BLK SA ALBMR2LR IS

Prefix	Lumen Package	Distribution	Orientation[2]	Voltage	Color Temp /Rendering	Finish
VALS - V-Locity Area Light Small	**6L** - 6,000 lms, 36W **9L** - 9,000 lms, 54W **12L** - 12,000 lms, 74W **15L** - 15,000 lms, 91W **18L** - 18,000 lms, 111W **21L** - 21,000 lms, 130W **24L** - 24,000 lms, 155W **27L** - 27,000 lms, 178W Custom Lumen Packages[1]	**2** - Type 2 **3M** - Type 3 Medium **3W** - Type 3 Wide **4M**- Type 4 Medium **4F** - Type 4 Forward **4W** - Type 4 Wide **FTM** - Forward Throw Medium **5QN** - Type 5 Square Narrow **5QM** - Type 5 Square Medium **5Q** - Type 5 Square **5QW** - Type 5 Square Wide **AM**- Automotive Merchandise **WF** - 6x6 Wide Flood **LC** - Left Corner **RC** - Right Corner	**(Blank)** - Standard **L**- Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**50K7**- 5000 CCT - 70 CRI **50K8**- 5000 CCT - 80 CRI **40K7** - 4000 CCT - 70 CRI **40K8**- 4000 CCT - 80 CRI **35K8**- 3500 CCT - 80 CRI **30K8** - 3000 CCT - 80 CRI **27K8** - 2700 CCT - 80 CRI **AMB** - Phosphor Converted Amber	**BLK -** Black **BRZ -** Dark Bronze **GMG -** Gun Metal Gray **GPT -** Graphite **MSV -** Metallic Silver **PLP -** Platinum Plus **SVG -** Satin Verde Green **WHT -** White

Mounting	Controls (Choose One)		Options
SA - Universal Side Arm Pole Mount **SF** - Adjustable Slip Fitter **UA**- Universal Adjustable Pole Mount Arm **MA** - Mast Arm	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System **ALSCS2** - AirLink Synapse Control System with 12-20' MH Motion Sensor **ALSCS4 -** AirLink Synapse Control System with 20-40' MH Motion Sensor **ALBMR1LR** - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (8-15' MH)[4] **ALBMR2LR** - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (16-40' MH)[4]	**Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41[3] **IMSBTL1** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[4] **IMSBTL2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[4] **PCIU** - 120-277 Button Photocell **PCI347** - 347V Button Photocell	**IS -** Integral Shield[2] **TE** - Tooless Entry (Mast Arm Only)

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

Accessory Ordering Information[5]

CONTROLS ACCESSORIES	
Description	**Order Number**
Twist Lock Photocell (120V) for use with CR7P	**122514**
Twist Lock Photocell (208-277) for use with CR7P	**122515**
Twist Lock Photocell (347V) for use with CR7P	**122516**
Twist Lock Photocell (480V) for use with CR7P	**1225180**
AirLink 5 Pin Twist Lock Controller	**661409**
AirLink 7 Pin Twist Lock Controller	**661410**
Shorting Cap for use with CR7P	**149328**

FUSING OPTIONS[7]	
Description	**Order Number**
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS	
Description	**Order Number**
1.5" External Shield	See Shielding Guide
3" External Shield	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on Type 5 or wide flood distributions.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. Motion sensors are field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.

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V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

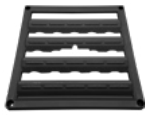
Have questions? Call us at (800) 436-7800

ACCESSORIES

MOUNTING ACCESSORIES

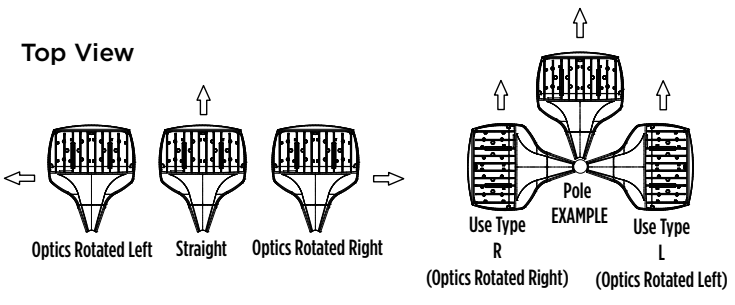
Side Arm	**Bullhorn Bracket** Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 adjustable slip fitter mount luminaires **Part Number: BKS PTB 2 CLR / BKS PTB 12 CLR (2 Luminaires)** **Part Number: BKS PTB 3-30 CLR / BKS PTB 13-30 CLR (3 Luminaires)** **Part Number: BKS PTB 4 CLR / BKS PTB 14 CLR (4 Luminaires)**	
	Flood Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) **Part Number: BKS FMW 5 CLR (5" Straight Version)** **Part Number: BKS FMW 18 CLR (18" Curved Version)**	
	Bolt on Side Tenon Mount Bolt on Side Tenon Mount **Part Number: BKSFBO 5 CLR (5" Straight Version)** **Part Number: BKSFBO 18 CLR (18" Curved Version)** **Part Number: BKSFBO 30 CLR (30" Dual Tenon Version)**	
Tenon / Slipfitter	**Square Tenon Top** Allows to seamlessly integrate LSI luminaires to open top 4", 5" or 6" square poles with 11 ga. Or 7 ga. wall thickness **Part Number: BKA ISF10 _SQ CLR**	
	Square Tenon Top Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires **Part Number: BKA XNM ***	
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires **Part Number: BKA X_ISF * CLR**	
Wall Mount/ Wood Pole	**Wall Mount Bracket** Mounts onto vertical wall surface (hardware/anchors not included) **Part Number: BKS XBO WM CLR**	
	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded) **Part Number: BKS XBO WP CLR**	

SHIELDING, POLES & MISC. ACCESSORIES

Shielding	**Integral Shield for Asymmetric Distributions** Field Install Integral shield provides maximum backlight control by shiedling each individual row of LEDS with minimal impact on Streett/front side distribution **Part Number: TBD**	
	Integral Shield for Left and Right Corner Distributions Field install integral shield provides cutoff from two sides for maximum spill light control when utilizing LC or RC corner distributions **Part Number: TBD**	
	External Shield External shield blocks view of light source from anyside of luminaire, additional shielding configurations available **Part Number: TBD (1.5") / TBD (3")**	
Poles	**Square Poles** 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction **Part Number: 4SQ/5SQ/6SQ**	
	Round Poles 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction **Part Number: 4RP/5RP**	
	Tapered Poles 20' - 39' steel and aluminum poles for retrofit and new construction **Part Number: RTP**	
Misc.	**Bird Spikes** 10' linear bird spike (3' recommended per luminaire) silcone adhesive (covers approximately 25' linear fee of bird spike) and application tool **Spike Part Number: 751631** **Adhesive Part Number: 751632** **Caulk Gun Part Number: 751636**	

1 Replace CLR with paint finish description
2 Repleace XX with SQ for square pole or RD for round pole (≥3" OD)
3 Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)
4 Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

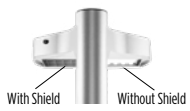


ACCESSORIES/OPTIONS

Integral Shield (IS)

Integral Shield (IS) available for improved backlight control without sacrificing Streett side performance. LSI's Integral Shield (IS) option delivers backlight control that significantly reduces spill light behind the pole for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Shields rotate with the optical distribution.

Integral Shield (IS)



Luminaire Shown with AirLink Blue Sensor Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



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V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

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PHOTOMETRICS

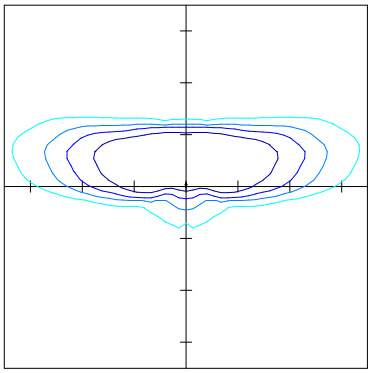
Back to Quick Links

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

VALS 18L 2 40K8

V-LOCITY Area Small, 18,000lm, Type 2 Distribution



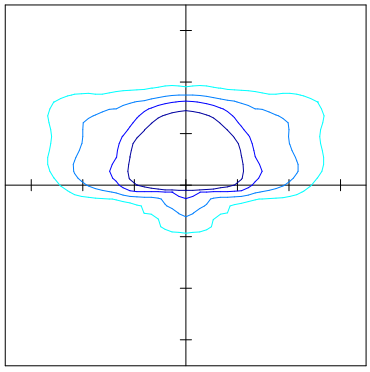
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	II Medium
BUG Rating	B2-U0-G4
Street Side Lumen %	88.9%
House Side Lumen %	11.1%
Uplight %	0.0%

VALS 18L 3M 40K8

V-LOCITY Area Small, 18,000lm, Type 3 Medium Distribution



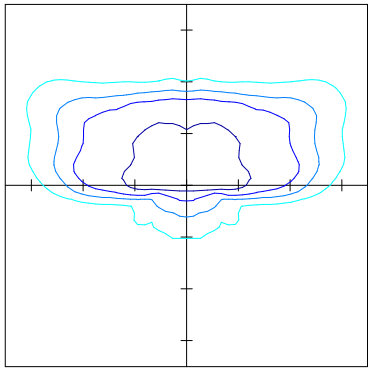
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	III Very Short
BUG Rating	B2-U0-G3
Street Side Lumen %	90.1%
House Side Lumen %	9.9%
Uplight %	0.0%

VALS 18L 3W 40K8

V-LOCITY Area Small, 18,000lm, Type 3 Wide Distribution



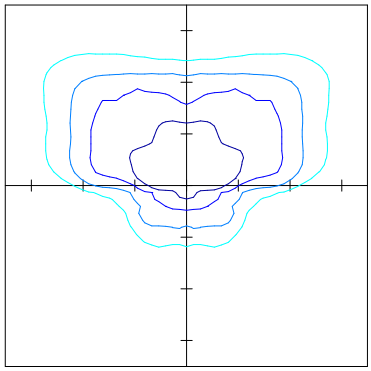
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	IV Medium
BUG Rating	B2-U0-G4
Street Side Lumen %	86.1%
House Side Lumen %	13.9%
Uplight %	0.0%

VALS 18L 4W 40K8

V-LOCITY Area Small, 18,000lm, Type 4 Wide Distribution



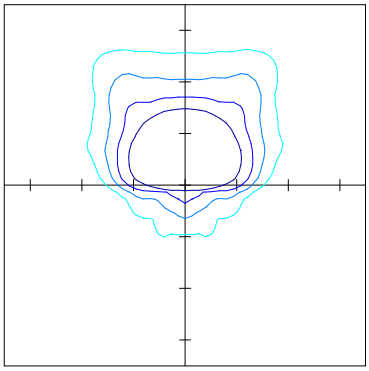
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	IV Medium
BUG Rating	B2-U0-G5
Street Side Lumen %	86.3%
House Side Lumen %	13.7%
Uplight %	0.0%

VALS 18L 4M 40K8

V-LOCITY Area Small, 18,000lm, Type 4 Medium Distribution



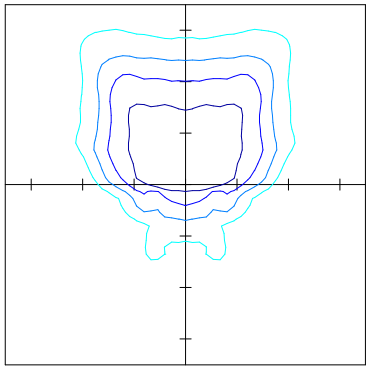
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	IV Very Short
BUG Rating	B1-U0-G3
Street Side Lumen %	91.0%
House Side Lumen %	9.0%
Uplight %	0.0%

VALS 18L 4F 40K8

V-LOCITY Area Small, 18,000lm, Type 4 Forward Distribution



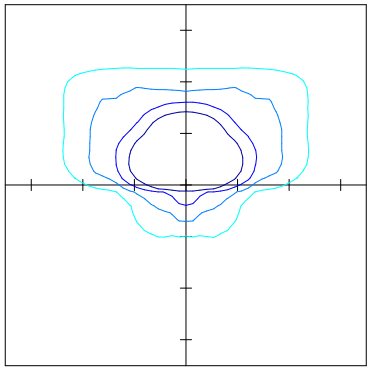
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	IV Short
BUG Rating	B2-U0-G4
Street Side Lumen %	87.9%
House Side Lumen %	12.1%
Uplight %	0.0%

VALS 18L FTM 40K8

V-LOCITY Area Small, 18,000lm, Forward Throw Medium Distribution



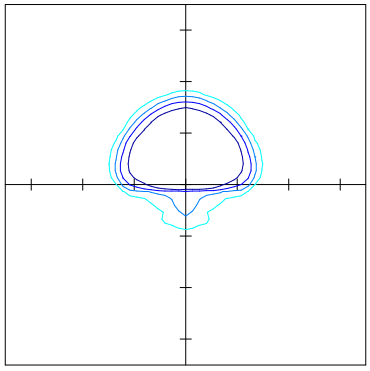
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	III Very Short
BUG Rating	B1-U0-G2
Street Side Lumen %	90.2%
House Side Lumen %	9.8%
Uplight %	0.0%

VALS 18L AM 40K8

V-LOCITY Area Small, 18,000lm, Automotive Merchandise Distribution



20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	III Very Short
BUG Rating	B1-U0-G2
Street Side Lumen %	94.1%
House Side Lumen %	5.9%
Uplight %	0.0%

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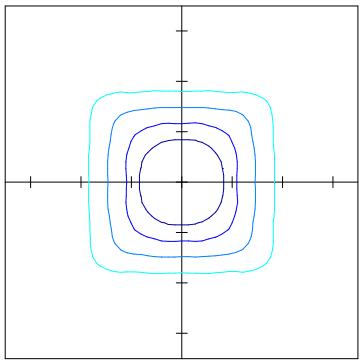
PHOTOMETRICS (CONTINUED)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

VALS 18L 5QN 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Narrow Distribution



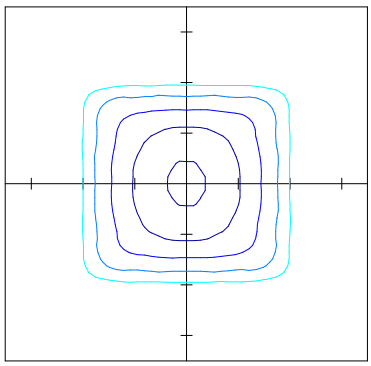
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Very Short
BUG Rating	B3-U0-G2
0 - 60° Zonal Lumens	73.8%
60 - 90° Zonal Lumens	26.2%
Uplight %	0.0%

VALS 18L 5QM 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Medium Distribution



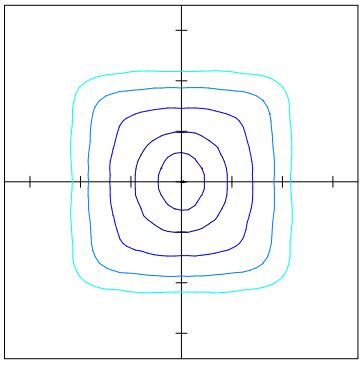
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Short
BUG Rating	B4-U0-G2
0 - 60° Zonal Lumens	51.0%
60 - 90° Zonal Lumens	49.0%
Uplight %	0.0%

VALS 18L 5Q 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Distribution



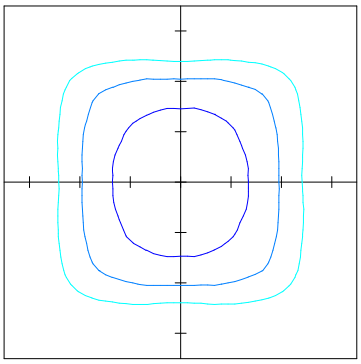
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Medium
BUG Rating	B5-U0-G3
0 - 60° Zonal Lumens	41.8%
60 - 90° Zonal Lumens	58.2%
Uplight %	0.0%

VALS 18L 5QW 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Wide Distribution



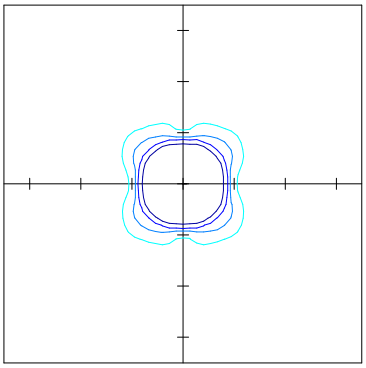
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Medium
BUG Rating	B5-U0-G3
0 - 60° Zonal Lumens	33.7%
60 - 90° Zonal Lumens	66.3%
Uplight %	0.0%

VALS 18L WF 40K8

V-LOCITY Area Small, 18,000lm, Wide Flood Distribution



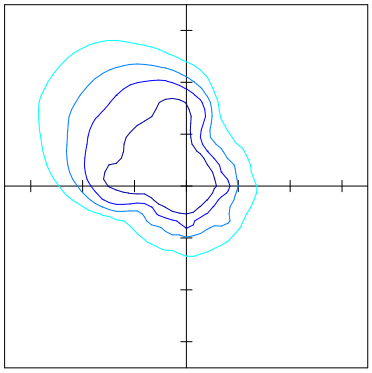
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

NEMA Type	6x6
Max Candela	9,352
Max Candela Angle	-19.5H x -29V
Beam Angle	80.7 x 90.0°
Field Angle	109.9 x 117.7°

VALS 18L LC 40K8

V-LOCITY Area Small, 18,000lm, Left Corner Distribution



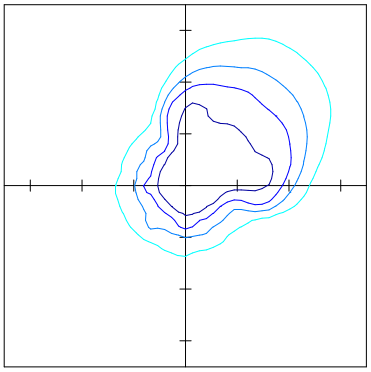
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	N/A
BUG Rating	B3-U0-G4
Street Side Lumen %	74.3%
House Side Lumen %	25.7%
Uplight %	0.0%

VALS 18L RC 40K8

V-LOCITY Area Small, 18,000lm, Right Corner Distribution



20' Mounting Height / 30' Grid Spacing

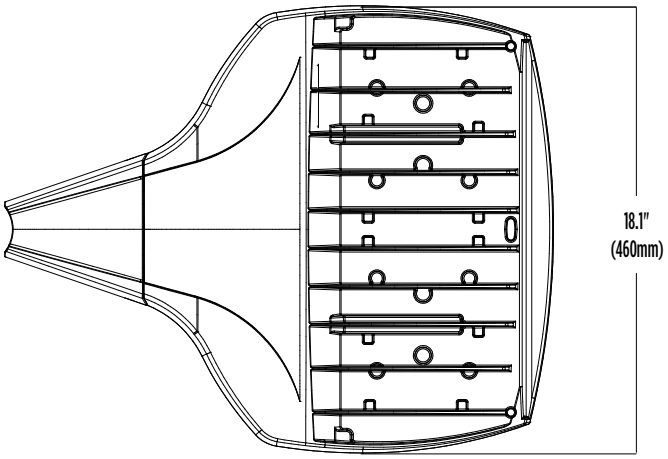
2 FC 1 FC 0.5 FC 0.2 FC

IES Type	N/A
BUG Rating	B3-U0-G4
Street Side Lumen %	74.3%
House Side Lumen %	25.7%
Uplight %	0.0%

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PRODUCT DIMENSIONS

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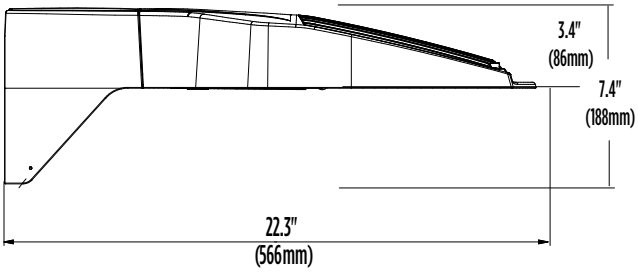
Luminaire EPA Chart - SA Side Arm		
Tilt Degree		0°
	Single	0.7
	D180°	1.3
	D90°	1.0
	T90°	1.4
	TN120°	1.5
	Q90°	1.4

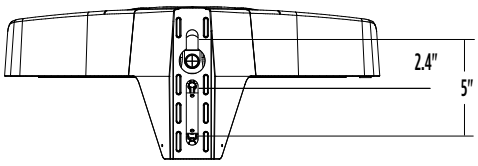
Luminaire EPA Chart - UA Universal Adjustable Arm						
Tilt Degree		0°	15°	30°	45°	60°
	Single	0.8	0.8	1.3	1.8	2.1
	D180°	1.5	1.9	2.5	3.2	3.8
	D90°	1.5	1.9	2.5	3.2	3.8
	T90°	1.8	2.1	2.7	3.2	3.8
	TN120°	1.8	2.3	3.4	4.3	5.0
	Q90°	1.8	2.1	2.7	3.2	3.8

Luminaire EPA Chart - MA Mast Arm		
Tilt Degree		0°
	Single	0.5

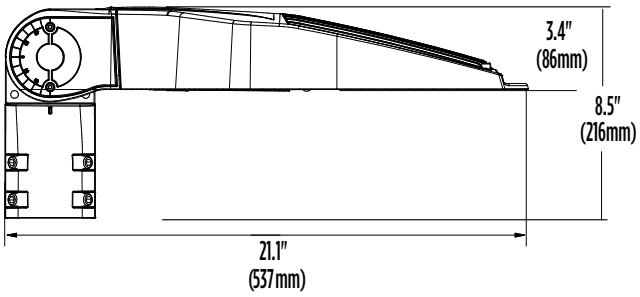
Luminaire EPA Chart - SF Adjustable Slip Fitter						
Tilt Degree		0°	15°	30°	45°	60°
	Single	0.7	1.3	1.4	1.8	2.2

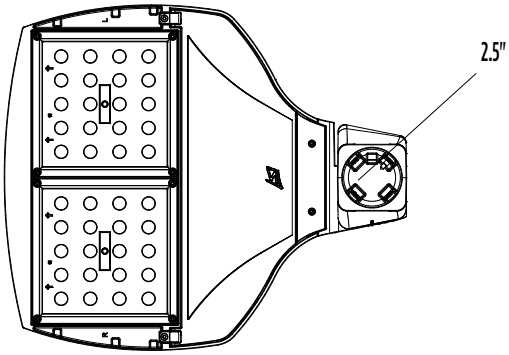
SA Universal Side Arm Mount



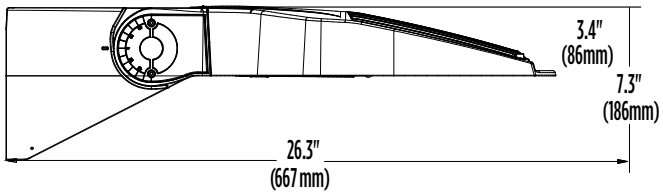


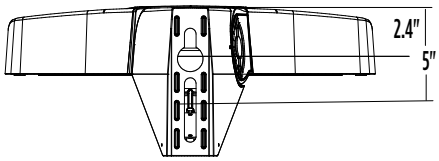
SF Adjustable Slipfitter



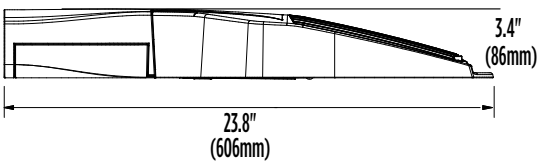


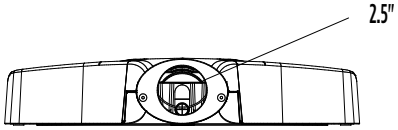
UA Universal Adjustable Arm





MA Mast Arm





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CONTROLS

Back to Quick Links

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App | Apple | Android

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App | Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Steel Poles

Square Straight



QUICK LINKS

Ordering Guide | Configurations | Dimensions | EPA

FEATURES & SPECIFICATIONS

Pole Shaft

- Straight poles are 4”, 5”, or 6” square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8” O.D. high-strength pipe. Tenon is 4-3/4” in length.

Hand-Hole

- Standard hand-hole location is 12” above pole base.
- Poles 22’ and above have a 3x6 reinforced hand hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Anchor bolts are not provided as standard on pole orders. Anchor bolts must be ordered as an accessory, anchor bolts feature zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty. NOTE: Warranty only applies to the finish.
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years. NOTE: Warranty only applies to the finish.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Warranty

- LSI poles come standard with a 1 year materials and workmanship warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL Listed
- BAA/TAA Compliant
- BABAA Compliant *If Specified

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Steel Poles Square Straight

Type : _____

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ORDERING GUIDE

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TYPICAL ORDER EXAMPLE: 4SQ B3 S11G 24 S PLP DGP

Pole Series	Mounting Method	Material	Height [2]	Mounting Configuration	Pole Finish	Options
4SQ - 4" x 4" Square Straight Pole (New Build) **5SQ** - 5" x 5" Square Straight Pole (New Build) **6SQ** - 6" x 6" Square Straight Pole (New Build) **5SQU** - 5" x 5" Square Straight Pole (Retrofit) **6SQU** - 6" x 6" Square Straight Pole (Retrofit)	**Bolt-On Mount**[1] - See pole selection guide for patterns and fixture matches **B5** - 5" Traditional Drilling Pattern **B3** - 3" Reduced Pattern **B2** - 2" Low Profile Drilling Pattern **B2R** - Raised 2" Low Profile Drilling Pattern **(LAL4 ONLY)** **T** - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches **I** - No Mounting Holes[1]	**S11G** – 11 Ga. Steel (4SQ/4SQU and 5SQ/5SQU Only) **S07G** – 07 Ga. Steel	**8'** **10'** **12'** **13'** **14'** **15'** **16'** **17'** **17'6"** **18'** **20'** **22'** **22'6"** **23'** **24'** **25'** **26'** **27'** **28'** **30'** **32'** **35'** **39'**	**S** – Single/Parallel **D180** – Double **D90** – Double **DN90** – Double **T90** – Triple **TN120** – Triple **Q90** – Quad **QN90** – Quad **N** – Tenon Mount (Standard Tenon size is 2-3/8" O.D.)[8] **(Blank)** - Use with I for Mounting Method	**BRZ** – Bronze **BLK** – Black **PLP** – Platinum Plus **WHT** – White **SVG** – Satin Verde Green **GPT** – Graphite **MSV** – Metallic Silver **BZA** – Alternate Bronze **GMG** - Gun Metal Gray	**GA** – Galvanized Anchor Bolts **SF** – Single Flood[3] **DF** – Double Flood [3] **DGP** – DuraGrip® Plus **LAB** – Less Anchor Bolts **CRXX** - Conduit Raceway[4] **USA** - BABAA Compliant[5]

Need more information?
Click here for our glossary

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ACCESSORY ORDERING INFORMATION

Part Number	Description
122559CLR	4BC – 4" Square Base Cover
122561CLR	5BC – 5" Square Base Cover
122563CLR	6BC – 6" Square Base Cover
132488CLR	5BC - 5' Square Universal Base Cover
131252CLR	6BC - 6' Square Universal Base Cover
122566CLR	ER2 – Weatherproof Duplex Receptacle
122567CLR	GFI – Ground Fault Circuit Interrupter
132336	MH5 - mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs)
681126	MH3 - mounting Hole Plugs for use with 3" reduced drill pattern (3 set of 3 plugs)
725841	MH2 - Mounting Hole Plugs for use with 2" reduced drill pattern (3 sets of 3 plugs)
172539	Vibration Damper - 4" Square Pole (bolt-on mount only)
172538	Vibration Damper - 5" Square Pole (bolt-on mount only)
178361	Vibration Damper - 6" Square Pole (bolt-on mount only)

ANCHOR BOLT KIT ORDERING INFORMATION

Part Number	Description
AB KIT 122584	4SQ S11G/S07G Anchor Bolts (Steel Plated)
AB KIT 122609	4SQ S11G/S07G Anchor Bolts (Galvanized)
AB KIT 1225850	5SQ S11G Anchor Bolts (Steel Plated)
AB KIT 122610	5SQ S11G Anchor Bolts (Galvanized)
AB KIT 122586	5SQ S07G Anchor Bolts (Steel Plated)
AB KIT 122611	5SQ S07G Anchor Bolts (Galvanized)
AB KIT 122612	6SQ S07G Anchor Bolts (Galvanized)

1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern Spec Sheets.
2 - Pole heights will have +/- 1/2" tolerance.
3 - See Flood Lighting Brackets section for choice of FBO brackets.
4 - CR selection must indicate required height and side of pole mounting location. Mounting template required at time of order.
5 - USA only applies to 4SQ poles up to 26' and 5SQ/5SQU poles up to 30'.

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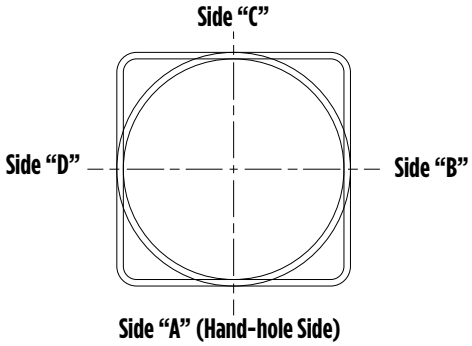
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DRILLING LOCATIONS

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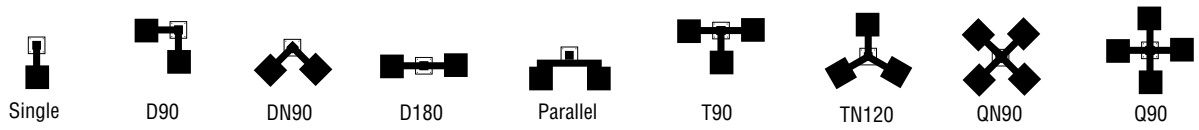
Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180		X		X
D90	X			X
DN90[1]				
T90	X	X		X
TN120[2]				
Q90	X	X	X	X
QN90[3]				
Single FBO	X			
Double FBO		X		X



1 - Two locations will be 45° to the left and right of Side A.
2 - Other two locations will be 120° to the left and right of Side A.
3 - Two locations will be 45° to the left and right of Side A and two locations will be 135° to the left and right of Side A.

Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

FIXTURE CONFIGURATIONS

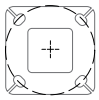


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BOLT CIRCLE

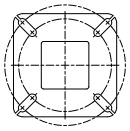
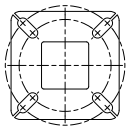
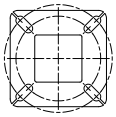
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STANDARD BASEPLATE

	4" (102mm) square 10-1/8" (257mm) sq.	5" (127mm) square 10-1/8" (257mm) sq.	5" (127mm) square 10-1/8" (257mm) sq.	6" (152mm) square 12" (305mm) sq.
				
	11" (279mm) Dia. Bolt Circle	11" (279mm) Dia. Bolt Circle	11" (279mm) Dia. Bolt Circle	12" (305mm) Dia. Bolt Circle
Bolt Circle Designator	**B**	**C**	**D**	**J**
Bolt Circle	Slotted 8"-11" (203mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 12" (305mm)
Anchor Bolt Size	3/4" x 24" (19mm x 609mm)	3/4" x 24" (19mm x 609mm)	1"x30" (25mm x 762mm)	1"x30" (25mm x 762mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1-1/8" thk. (305mm x 29mm)
Pole Gauge	11	11	7	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

UNIVERSAL BASEPLATE

	5" (127mm) square 11.125" (283mm) sq.	5" (127mm) square 11.75" (298mm) sq.	6" (152mm) square 12-1/2" (318mm) sq.
			
	5SQ	5SQ	14" (356mm) Dia. Bolt Circle
Bolt Circle Designator	**F**	**G**	**H**
Bolt Circle	Slotted 10-13"	Slotted 10-13"	Slotted 11"-14" (279mm-356mm)
Anchor Bolt Size	3/4x 24" (19mm x 609 mm)	1"x30" (25mm x 762mm)	1"x30" (25mm x 762mm)
Anchor Bolt Projection	3-1/4" (83 mm)	4" (102 mm)	4" (102mm)
Base Plate Opening for Wireway Entry	4-3/4" (121mm)	5-1/8" (130 mm)	5-5/8" (143mm)
Base Plate Dimensions	11-1/8 sq. x 3/4" thk. (283 mm x 19 mm)	11-3/4" sq. x 1" thk. (298 mm x 25 mm)	12 1/2" sq. x 1 1/8" thk. (318mm x 29mm)
Pole Gauge	11	7	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

1 - Full Galvanized option is 1" x 30" straight headed anchor bolt. Contact factory for questions

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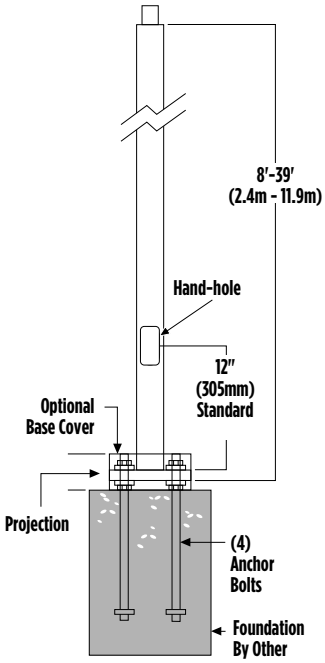
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PRODUCT DIMENSIONS

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SQT –
N= 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon

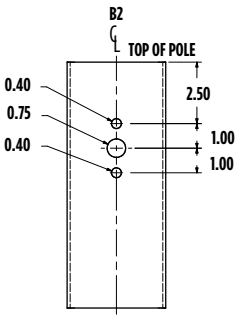


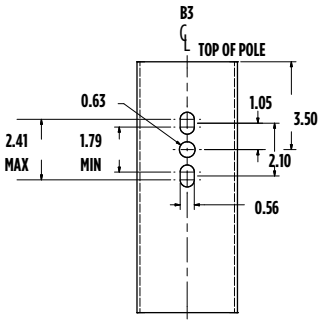
SF –
Single Flood
Pole Preparation

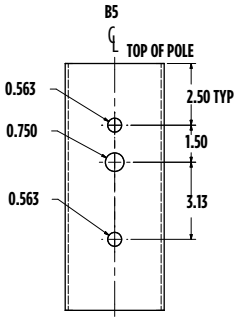


SHIPPING WEIGHTS	
4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 24")(19mm x 609mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 30") (25mm x 762mm)	30 lbs. (14kg)/set

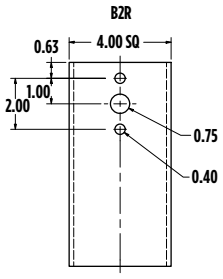
Bolt-On Mount 2-Bolt Pattern

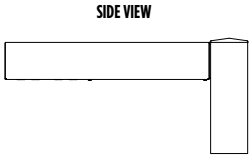






ONLY FOR USE WITH LAL4 PRODUCT
B2R- Raised 2" low profile drilling pattern







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Steel Poles Square Straight

Type : _____

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WIND SPEED

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EPA Information

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.

CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

POLE[1]	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor bolt Dia {in}	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
4" x 11-ga x 12'	12	11	B	8" - 11"	0.75	13.9	12.5	11.3	9.2	7.6	6.3	5.2	4.3	3.6
4" x 11-ga x 14'	14	11	B	8" - 11"	0.75	10.7	9.5	8.5	6.8	5.4	4.4	3.5	2.7	2.1
4" x 11-ga x 16'	16	11	B	8" - 11"	0.75	8.2	7.2	6.4	4.9	3.8	2.9	2.1	1.5	1.0
4" x 11-ga x 18'	18	11	B	8" - 11"	0.75	6.3	5.4	4.7	3.4	2.4	1.6	1.0	0.4	n/a
4" x 11-ga x 20'	20	11	B	8" - 11"	0.75	4.6	3.9	3.2	2.1	1.2	0.6	n/a	n/a	n/a
4" x 11-ga x 22'	22	11	B	8" - 11"	0.75	7.6	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 11-ga x 24'	24	11	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 11-ga x 26'	26	11	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 14'	14	7	B	8" - 11"	0.75	18.3	16.4	14.9	12.2	10.2	8.5	7.1	5.9	5.0
4" x 7-ga x 16'	16	7	B	8" - 11"	0.75	14.7	13.2	11.8	9.6	7.8	6.3	5.2	4.2	3.4
4" x 7-ga x 18'	18	7	B	8" - 11"	0.75	11.9	10.5	9.3	7.4	5.9	4.6	3.6	2.8	2.1
4" x 7-ga x 20'	20	7	B	8" - 11"	0.75	9.6	8.4	7.4	5.7	4.3	3.2	2.3	1.6	0.9
4" x 7-ga x 22'	22	7	B	8" - 11"	0.75	7.7	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 7-ga x 24'	24	7	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 7-ga x 26'	26	7	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 28"[2]	28	7	B	8" - 11"	0.75	3.3	2.5	1.8	0.7	n/a	n/a	n/a	n/a	n/a
4" x 7-ga x 30"[2]	30	7	B	8" - 11"	0.75	2.2	1.4	0.8	n/a	n/a	n/a	n/a	n/a	n/a
5" x 11-ga x 14'	14	11	C	9" - 11"	0.75	17.4	15.7	14.1	11.5	9.3	7.7	6.3	5.2	4.2
5" x 11-ga x 16'	16	11	C	9" - 11"	0.75	13.8	12.3	10.9	8.7	6.9	5.5	4.3	3.3	2.5
5" x 11-ga x 18'	18	11	C	9" - 11"	0.75	10.8	9.6	8.4	6.5	4.9	3.7	2.6	1.8	1.1
5" x 11-ga x 20'	20	11	C	9" - 11"	0.75	8.5	7.3	6.3	4.6	3.2	2.1	1.2	0.5	n/a
5" x 11-ga x 22'	22	11	C	9" - 11"	0.75	10.9	9.5	8.3	6.2	4.5	3.2	2.1	1.2	0.5
5" x 11-ga x 24'	24	11	C	9" - 11"	0.75	8.8	7.5	6.4	4.5	3.0	1.8	0.8	n/a	n/a
5" x 11-ga x 26'	26	11	C	9" - 11"	0.75	6.8	5.7	4.6	3.0	1.6	0.6	n/a	n/a	n/a
5" x 11-ga x 28'	28	11	C	9" - 11"	0.75	5.2	4.1	3.2	1.6	0.4	n/a	n/a	n/a	n/a
5" x 11-ga x 30'	30	11	C	9" - 11"	0.75	3.6	2.7	1.8	0.4	n/a	n/a	n/a	n/a	n/a
5" x 7-ga x 20'	20	7	D	9" - 11"	1.00	21.6	19.3	17.3	14.0	11.3	9.2	7.4	6.0	4.8
5" x 7-ga x 22'	22	7	D	9" - 11"	1.00	20.7	18.6	16.6	13.3	10.7	8.5	6.8	5.4	4.2
5" x 7-ga x 24'	24	7	D	9" - 11"	1.00	17.7	15.6	13.8	10.8	8.5	6.6	5.0	3.7	2.6
5" x 7-ga x 26'	26	7	D	9" - 11"	1.00	14.9	13.1	11.4	8.8	6.6	4.9	3.5	2.3	1.3
5" x 7-ga x 28'	28	7	D	9" - 11"	1.00	12.5	10.9	9.4	6.9	4.9	3.4	2.1	1.0	n/a
5" x 7-ga x 30'	30	7	D	9" - 11"	1.00	10.3	8.9	7.5	5.2	3.4	2.0	0.8	n/a	n/a
5" x 7-ga x 35'	35	7	D	9" - 11"	1.00	6.0	4.8	3.6	1.8	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 24'	24	7	J	12"	1.00	18.6	16.4	14.3	11.2	8.6	6.5	4.8	3.4	2.2
6" x 7-ga x 26'	26	7	J	12"	1.00	15.6	13.4	11.7	8.8	6.5	4.6	3.0	1.8	0.7
6" x 7-ga x 28'	28	7	J	12"	1.00	12.9	10.9	9.3	6.7	4.6	2.8	1.5	n/a	n/a
6" x 7-ga x 30'	30	7	J	12"	1.00	10.4	8.8	7.3	4.8	2.9	1.3	n/a	n/a	n/a
6" x 7-ga x 32'	32	7	J	12"	1.00	8.3	6.8	5.5	3.1	1.3	n/a	n/a	n/a	n/a
6" x 7-ga x 34'	34	7	J	12"	1.00	6.5	5.0	3.7	1.6	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 35'	35	7	J	12"	1.00	5.5	4.2	2.9	0.9	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 39'	39	7	J	12"	1.00	2.3	1.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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Steel Poles Square Straight

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WIND SPEED

POLE[1]	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor Bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
5" x 11-ga x 14'	14	11	F	11"	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3
5" x 11-ga x 14'	14	11	F	13"	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3
5" x 11-ga x 16'	16	11	F	11"	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5
5" x 11-ga x 16'	16	11	F	13"	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5
5" x 11-ga x 18'	18	11	F	11"	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1
5" x 11-ga x 18'	18	11	F	13"	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1
5" x 11-ga x 20'	20	11	F	11"	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-
5" x 11-ga x 20'	20	11	F	13"	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-
5" x 11-ga x 22'	22	11	F	11"	0.75	12.7	11.1	9.6	7.4	5.6	4.1	3.0	2.0	1.1
5" x 11-ga x 22'	22	11	F	12"	0.75	10.3	8.9	7.7	5.7	4.1	2.8	1.8	0.9	-
5" x 11-ga x 22'	22	11	F	13"	0.75	8.6	7.4	6.4	4.6	3.1	2.0	1.1	-	-
5" x 11-ga x 24'	24	11	F	11"	0.75	10.2	8.9	7.6	5.6	4.0	2.6	1.6	0.7	-
5" x 11-ga x 24'	24	11	F	12"	0.75	8.0	6.9	5.8	4.0	2.6	1.5	0.5	-	-
5" x 11-ga x 24'	24	11	F	13"	0.75	6.7	5.5	4.6	3.0	1.7	0.7	-	-	-
5" x 11-ga x 26'	26	11	F	11"	0.75	8.1	6.9	5.8	4.0	2.5	1.3	-	-	-
5" x 11-ga x 26'	26	11	F	12"	0.75	6.2	5.1	4.1	2.6	1.3	-	-	-	-
5" x 11-ga x 26'	26	11	F	13"	0.75	5.0	4.0	3.1	1.6	0.5	-	-	-	-
5" x 11-ga x 28'	28	11	F	11"	0.75	6.3	5.2	4.3	2.5	1.1	-	-	-	-
5" x 11-ga x 28'	28	11	F	12"	0.75	4.6	3.6	2.7	1.2	-	-	-	-	-
5" x 11-ga x 28'	28	11	F	13"	0.75	3.4	2.5	1.7	-	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	11"	0.75	4.7	3.7	2.8	1.2	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	12"	0.75	3.1	2.2	1.4	-	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	13"	0.75	2.0	1.2	0.5	-	-	-	-	-	-
5" x 7-ga x 20'	20	7	G	11"	0.75	19.0	17.0	15.0	12.2	9.7	7.8	6.2	5.0	3.8
5" x 7-ga x 20'	20	7	G	12"	0.75	21.4	19.1	17.1	13.8	11.2	9.1	7.3	5.9	4.7
5" x 7-ga x 20'	20	7	G	13"	0.75	21.4	19.2	17.2	13.9	11.3	9.2	7.4	6.0	4.8
5" x 7-ga x 20'	20	7	G	11"	1	21.7	19.4	17.4	14.0	11.4	9.3	7.5	6.0	4.8
5" x 7-ga x 20'	20	7	G	13"	1	21.7	19.4	17.4	14.0	11.4	9.3	7.5	6.0	4.8
5" x 7-ga x 22'	22	7	G	11"	0.75	16.0	14.1	12.5	9.8	7.6	5.9	4.4	3.3	2.3
5" x 7-ga x 22'	22	7	G	12"	0.75	17.7	15.9	14.2	11.2	8.7	7.0	5.4	4.1	3.0
5" x 7-ga x 22'	22	7	G	13"	0.75	19.9	17.3	15.6	12.6	10.0	8.0	6.3	5.0	3.8
5" x 7-ga x 22'	22	7	G	11"	1	21.0	18.7	16.7	13.4	10.6	8.5	6.8	5.4	4.2
5" x 7-ga x 22'	22	7	G	12"	1	23.4	20.6	18.4	15.0	12.2	9.9	8.0	6.4	5.1
5" x 7-ga x 22'	22	7	G	13"	1	21.3	18.8	17.0	13.7	11.0	8.8	7.0	5.6	4.3
5" x 7-ga x 24'	24	7	G	11"	0.75	13.3	11.6	10.0	7.7	5.7	4.2	2.9	1.9	1.0
5" x 7-ga x 24'	24	7	G	12"	0.75	15.0	13.0	11.6	8.9	6.8	5.1	3.8	2.6	1.7
5" x 7-ga x 24'	24	7	G	13"	0.75	16.6	14.6	12.9	10.2	8.0	6.1	4.6	3.3	2.3
5" x 7-ga x 24'	24	7	G	11"	1	17.5	15.7	13.9	10.9	8.6	6.7	5.0	3.7	2.7
5" x 7-ga x 24'	24	7	G	12"	1	20.0	17.4	15.4	12.3	9.9	7.8	6.0	4.7	3.5
5" x 7-ga x 24'	24	7	G	13"	1	18.1	16.0	14.2	11.0	8.7	6.7	5.3	3.9	2.8
5" x 7-ga x 26'	26	7	G	11"	0.75	10.9	9.3	8.0	5.9	4.1	2.7	1.6	0.6	-
5" x 7-ga x 26'	26	7	G	12"	0.75	12.4	10.9	9.5	7.0	5.1	3.6	2.3	1.3	-
5" x 7-ga x 26'	26	7	G	13"	0.75	14.0	12.3	10.7	8.1	6.0	4.4	3.1	2.0	1.0
5" x 7-ga x 26'	26	7	G	11"	1	15.0	13.2	11.5	8.8	6.7	4.9	3.5	2.3	1.3

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Steel Poles Square Straight

Type : _____

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WIND SPEED

POLE[1]	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor Bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
5" x 7-ga x 26'	26	7	G	12"	1	17.0	14.8	13.0	10.2	7.9	6.0	4.4	3.1	2.1
5" x 7-ga x 26'	26	7	G	13"	1	15.3	13.5	11.8	9.0	6.8	5.0	3.6	2.5	1.4
5" x 7-ga x 28'	28	7	G	11"	0.75	8.9	7.4	6.3	4.3	2.7	1.4	-	-	-
5" x 7-ga x 28'	28	7	G	12"	0.75	10.2	8.8	7.5	5.3	3.5	2.1	1.0	-	-
5" x 7-ga x 28'	28	7	G	13"	0.75	11.8	10.2	8.8	6.4	4.5	3.0	1.7	0.7	-
5" x 7-ga x 28'	28	7	G	11"	1	12.5	10.9	9.5	7.0	5.0	3.3	2.1	1.0	-
5" x 7-ga x 28'	28	7	G	12"	1	14.2	12.4	11.0	8.2	6.0	4.3	3.0	1.7	0.8
5" x 7-ga x 28'	28	7	G	13"	1	12.9	11.0	9.7	7.2	5.2	3.6	2.2	1.1	-
5" x 7-ga x 30'	30	7	G	11"	0.75	7.0	5.8	4.7	2.8	1.3	-	-	-	-
5" x 7-ga x 30'	30	7	G	12"	0.75	8.4	7.0	5.8	3.8	2.2	0.9	-	-	-
5" x 7-ga x 30'	30	7	G	13"	0.75	9.7	8.2	7.0	4.8	3.0	1.6	0.5	-	-
5" x 7-ga x 30'	30	7	G	11"	1	10.4	8.8	7.6	5.3	3.4	2.0	0.8	-	-
5" x 7-ga x 30'	30	7	G	12"	1	12.0	10.3	9.0	6.4	4.4	2.9	1.6	0.5	-
5" x 7-ga x 30'	30	7	G	13"	1	10.6	9.1	7.7	5.5	3.6	2.1	1.0	-	-
5" x 7-ga x 35'	35	7	G	11"	0.75	3.2	2.2	1.2	-	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	12"	0.75	4.4	3.2	2.2	0.5	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	13"	0.75	5.5	4.2	3.1	1.3	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	11"	1	6.0	4.8	3.6	1.8	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	12"	1	7.3	6.0	4.8	2.7	1.1	-	-	-	-
5" x 7-ga x 35'	35	7	G	13"	1	6.3	5.0	3.8	1.9	-	-	-	-	-
6" x 7-ga x 24'	24	7	H	11"	1	16.5	14.4	12.6	9.6	7.2	5.3	3.8	2.5	1.4
6" x 7-ga x 24'	24	7	H	12-1/2"	1	19.8	17.5	15.4	12.0	9.2	7.0	5.3	3.8	2.7
6" x 7-ga x 24'	24	7	H	14"	1	23.0	20.5	18.0	14.3	11.2	8.9	6.9	5.3	3.8
6" x 7-ga x 26'	26	7	H	11"	1	13.7	11.8	10.2	7.5	5.3	3.6	2.1	1.0	-
6" x 7-ga x 26'	26	7	H	12-1/2"	1	16.5	14.6	12.6	9.6	7.0	5.2	3.6	2.2	1.1
6" x 7-ga x 26'	26	7	H	14"	1	19.6	17.3	15.2	11.7	8.9	6.7	5.0	3.5	2.2
6" x 7-ga x 28'	28	7	H	11"	1	11.0	9.3	7.8	5.5	3.5	1.9	0.6	-	-
6" x 7-ga x 28'	28	7	H	12-1/2"	1	13.8	12.0	10.2	7.5	5.2	3.4	1.9	0.7	-
6" x 7-ga x 28'	28	7	H	14"	1	16.4	14.5	12.5	9.4	6.9	4.7	3.2	1.8	0.7
6" x 7-ga x 30'	30	7	H	11"	1	9.0	7.3	6.0	3.6	1.9	0.5	-	-	-
6" x 7-ga x 30'	30	7	H	12-1/2"	1	11.4	9.6	8.0	5.5	3.4	1.7	-	-	-
6" x 7-ga x 30'	30	7	H	14"	1	14.0	12.0	10.0	7.2	5.0	3.2	1.6	-	-
6" x 7-ga x 32'	32	7	H	11"	1	7.0	5.5	4.2	2.0	-	-	-	-	-
6" x 7-ga x 32'	32	7	H	12-1/2"	1	9.2	7.6	6.0	3.8	1.8	-	-	-	-
6" x 7-ga x 32'	32	7	H	14"	1	11.4	9.7	8.0	5.4	3.2	1.6	-	-	-
6" x 7-ga x 34'	34	7	H	11"	1	5.1	3.7	2.5	0.6	-	-	-	-	-
6" x 7-ga x 34'	34	7	H	12-1/2"	1	7.2	5.6	4.4	2.2	-	-	-	-	-
6" x 7-ga x 34'	34	7	H	14"	1	9.3	7.6	6.2	3.6	1.7	-	-	-	-
6" x 7-ga x 35'	35	7	H	11"	1	4.2	3.0	1.8	-	-	-	-	-	-
6" x 7-ga x 35'	35	7	H	12-1/2"	1	6.2	4.8	3.6	1.4	-	-	-	-	-
6" x 7-ga x 35'	35	7	H	14"	1	8.2	6.6	5.2	2.9	1.0	-	-	-	-
6" x 7-ga x 39'	39	7	H	11"	1	1.0	-	-	-	-	-	-	-	-
6" x 7-ga x 39'	39	7	H	12-1/2"	1	3.0	1.6	0.5	-	-	-	-	-	-
6" x 7-ga x 39'	39	7	H	14"	1	4.6	3.3	2.0	-	-	-	-	-	-

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IP65 IK08



OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- The ALBMRxLR utilizing an external antenna for long range communications allows for Bluetooth Mesh wireless up to 100' from node to node. Ensures reliable wireless communications for applications where only wall-mount fixture product is being utilized.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Type : _____

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ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: XWM 2 LED 03L 30 UE BRZ ALSC

Family	Distribution	Light Source	Lumen Package	Color Temperature
XWM - Mirada Medium Wall Sconce	**2** - Type 2 **3** - Type 3 **4** - Type 4 **FT** - Type 4 Forward Throw	**LED**	**3L** - 3,000 **4L** - 4,000 **6L** - 6,000 **8L** - 8,000 **12L** - 12,000 **15L** - 15,000 **18L** - 18,000 **21L** - 21,000 **Custom Lumen Packages**[1]	**50** - 5000K (70CRI) **50K8** - 5000K (80CRI) **40** - 4000K (70CRI) **40K8** - 4000K (80CRI) **35K8** - 3500K (80CRI) **30** - 3000K (70 CRI) **30K8** - 3000K (80 CRI) **27K8** - 2700K (80 CRI) **AMB** - Phosphor Converted Amber[2]

Voltage	Finish	Controls	Options
UE - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Blank** - None **Wireless Controls** **ALSC** - Airlink Synapse Control System **ALSCS01** - AirLink Synapse Control System with 8-12' Motion Sensor **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor **ALBMR1LR** - AirLink Blue Wireless Motion & Photo Sensor Controller (8 - 15') mounting height)[3] **ALBMR2LR** - AirLink Blue Wireless Motion & Photo Sensor Controller (16 - 40' mounting height)[3] **Standalone Controls** **DIM** - 0-10v Dimming leads extended to housing exterior **IMSBT1L** -Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[3,4] **IMSBT2L** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[3,4] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**Blank** - None **BB** - Battery Back-up (0°C)[5] **CWBB** - Cold Weather Battery Backup (-20°C)[5] **XPMA** - Pole Mounting Bracket **SP1** - 10kV Surge Protection **TB** - Terminal Block

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FUSING ACCESSORY ORDERING INFORMATION[6]

Part Number	Description
FK120[7]	FK120 - Single Fusing
FK277[7]	FK277 - Single Fusing
FK347[7]	FK347 - Single Fusing
DFK208[7]	DFK - Double Fusing
DFK240[7]	DFK - Double Fusing (240V)
DFK480[7]	DFK - Double Fusing (480V)

MOUNTING ACCESSORY ORDERING INFORMATION[6]

Part Number[8]	Description
809374CLR	XWM Wet Location Surface Conduit/Wiring Box
751632	10' Linear Bird Spike Kit (2' Recommended per Luminaire)



1 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
2 Only available in 6L Lumen Package. Consult factory for lead time and availability.
3 IMSBT and ALBMRxLR control options are not available in 3L or 4L lumen packages when high voltage (HV) is specified.
4 IMSBTxL is field configurable via the Leviton app that can be downloaded from your smartphone's app store.
5 Not available in HV.
6 Accessories are shipped separately and field installed.
7 Fusing must be located in a hand hole for pole or in the junction box.
8 "CLR" to be replaced by paint finish selection. See Finish options for paint color selections.

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PERFORMANCE

Back to Quick Links

Delivered Lumens[1]

Lumen Package	Distribution	CRI	3000K			4000K			5000K			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
3L	2	70	3,178	138	B1-U0-G1	3,368	146	B1-U0-G1	9,853	159	B1-U0-G1	23
	3		3,224	140	B1-U0-G1	3,416	148	B1-U0-G1	3,361	145	B1-U0-G1	
	4		3,210	140	B1-U0-G2	3,364	146	B1-U0-G2	3,294	143	B1-U0-G2	
	FT		3,160	137	B1-U0-G1	3,349	145	B1-U0-G1	3,294	143	B1-U0-G1	
4L	2	70	4,230	139	B1-U0-G1	4,483	147	B1-U0-G1	4,410	145	B1-U0-G1	30
	3		4,291	141	B1-U0-G1	4,547	150	B1-U0-G1	4,473	147	B1-U0-G1	
	4		4,234	141	B1-U0-G2	4,437	148	B1-U0-G2	4,344	145	B1-U0-G2	
	FT		4,206	138	B1-U0-G1	4,458	147	B1-U0-G1	4,385	144	B1-U0-G1	
6L	2	70	6,326	134	B2-U0-G1	6,704	142	B2-U0-G2	6,595	140	B2-U0-G2	47
	3		6,417	136	B1-U0-G2	6,800	144	B2-U0-G2	6,689	142	B2-U0-G2	
	4		6,336	135	B1-U0-G3	6,640	141	B1-U0-G3	6,500	138	B1-U0-G3	
	FT		6,290	134	B2-U0-G2	6,666	142	B2-U0-G2	6,557	139	B2-U0-G2	
8L	2	70	8,166	128	B2-U0-G2	8,654	135	B2-U0-G2	8,513	133	B2-U0-G2	64
	3		8,283	129	B2-U0-G2	8,778	137	B2-U0-G2	8,635	134	B2-U0-G2	
	4		8,362	131	B1-U0-G3	8,763	137	B2-U0-G3	8,579	134	B1-U0-G3	
	FT		8,120	126	B2-U0-G2	8,605	134	B2-U0-G2	8,465	132	B2-U0-G2	
12L	2	70	11,492	149	B2-U0-G2	12,033	156	B3-U0-G2	11,927	155	B3-U0-G2	77
	3		11,757	153	B2-U0-G2	12,311	160	B2-U0-G2	12,203	158	B2-U0-G2	
	4		11,486	149	B2-U0-G3	12,058	157	B2-U0-G3	11,716	152	B2-U0-G3	
	FT		11,721	152	B2-U0-G2	12,274	159	B2-U0-G3	12,166	158	B2-U0-G3	
15L	2	70	14,221	145	B3-U0-G2	14,891	152	B3-U0-G2	14,760	151	B3-U0-G2	98
	3		14,549	148	B2-U0-G2	15,235	155	B2-U0-G2	15,101	154	B2-U0-G2	
	4		14,099	144	B2-U0-G3	14,801	151	B2-U0-G3	14,382	147	B2-U0-G3	
	FT		14,505	148	B2-U0-G3	15,189	155	B2-U0-G3	15,055	154	B2-U0-G3	
18L	2	70	16,894	138	B3-U0-G3	17,690	145	B3-U0-G3	17,534	144	B3-U0-G3	122
	3		17,285	142	B3-U0-G3	18,099	148	B3-U0-G3	17,940	147	B3-U0-G3	
	4		16,951	139	B2-U0-G3	17,795	146	B3-U0-G3	17,291	142	B3-U0-G3	
	FT		17,231	141	B3-U0-G3	18,044	148	B3-U0-G3	17,885	147	B3-U0-G3	
21L	2	70	19,961	133	B3-U0-G3	20,902	139	B3-U0-G3	20,718	138	B3-U0-G3	150
	3		20,422	136	B3-U0-G3	21,385	143	B3-U0-G3	21,197	141	B3-U0-G3	
	4		19,768	132	B3-U0-G4	20,753	138	B3-U0-G5	20,165	134	B3-U0-G4	
	FT		20,360	136	B3-U0-G3	21,320	142	B3-U0-G3	21,132	141	B3-U0-G3	

LUMEN SCALING FACTOR

70CRI - 80CRI	3000K 70CRI - 3500K 80CRI	3000K 70CRI - 2700K 80CRI
0.93	1.00	0.86

Electrical Data (Amps) - 2700K/3000K/3500K/4000K/5000K[2]

Lumen Package	120V	208V	240V	277V	347V	480V
3L	0.19	0.11	0.10	0.08	0.07	0.05
4L	0.25	0.14	0.13	0.11	0.09	0.06
6L	0.39	0.23	0.20	0.17	0.14	0.10
9L	0.53	0.31	0.27	0.23	0.18	0.13
12L	0.64	0.37	0.32	0.28	0.22	0.16
15L	0.82	0.47	0.41	0.35	0.28	0.20
18L	1.02	0.59	0.51	0.44	0.35	0.25
21L	1.25	0.72	0.63	0.54	0.43	0.31

Recommended Lumen Maintenance - XWM[3]

Ambient Temperature C°	Initial[4]	25K hrs.[4]	50K hrs.[4]	75K hrs.[5]	100K hrs.[5]
35	99%	97%	95%	93%	91%
50	100%	98%	95%	93%	90%

Delivered Lumens (Phosphor Converted Amber)

Lumen Package	Distribution	Amber			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
6L	2	3,325	76	B1-U0-G1	44
	3	3,385	78	B1-U0-G1	
	4	3,310	75	B1-U0-G1	
	FT	3,343	77	B1-U0-G1	

1 LEDs are frequently updated therefore values are nominal
2 Electrical data at 25C (77F). Actual wattage may differ by +/-10%.
3 Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
4 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
5 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

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PHOTOMETRICS

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Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

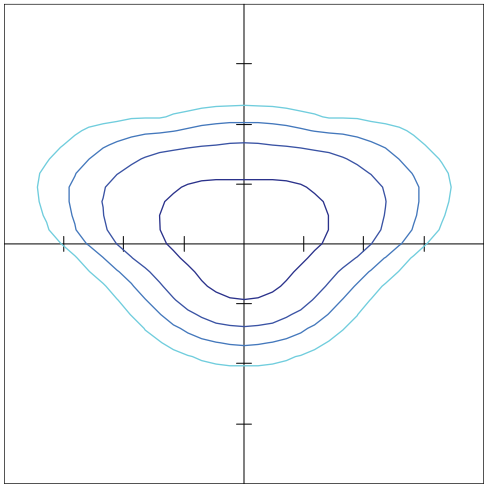
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

XWM-2-LED-12L-40

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,033
Watts	77
Efficacy	156
IES Type	Type II - Short
BUG Rating	B3-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,961	16%
Medium (30-60°)	6,874	57%
High (60-80°)	3,014	25%
Very High (80-90°)	184	2%
Uplight (90-180°)	0	0%
Total Flux	12,033	100%

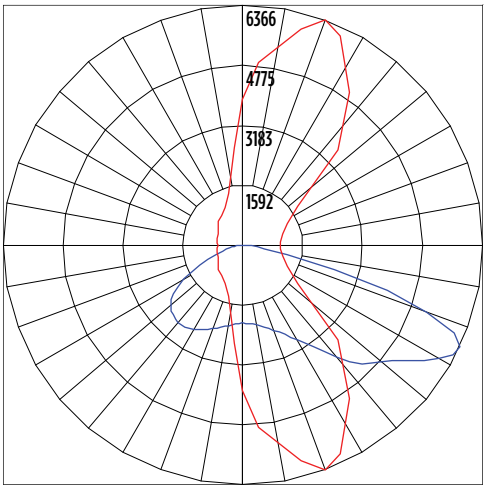
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



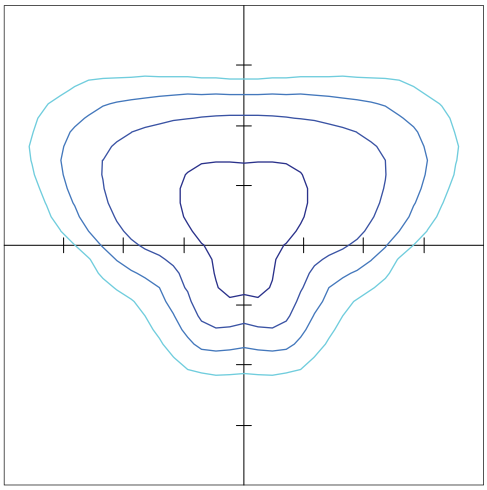
Vertical Plane Horizontal Cone

XWM-3-LED-12L-40

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,311
Watts	77
Efficacy	160
IES Type	Type III - Short
BUG Rating	B2-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,340	11%
Medium (30-60°)	6,164	50%
High (60-80°)	4,549	37%
Very High (80-90°)	258	2%
Uplight (90-180°)	0	0%
Total Flux	12,311	100%

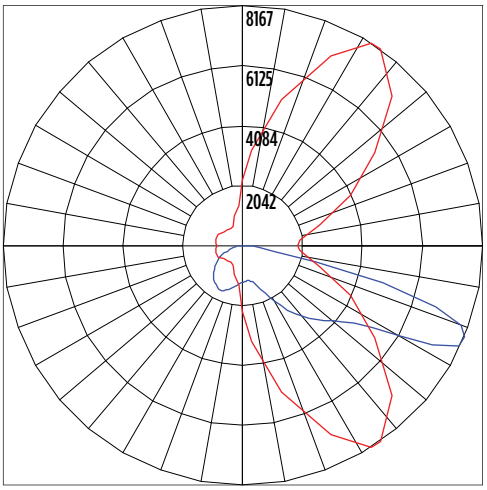
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

10 FC 5 FC 2 FC 1 FC

Polar Curve



Vertical Plane Horizontal Cone

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Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Type : _____

Have questions? Call us at (800) 436-7800

PHOTOMETRICS

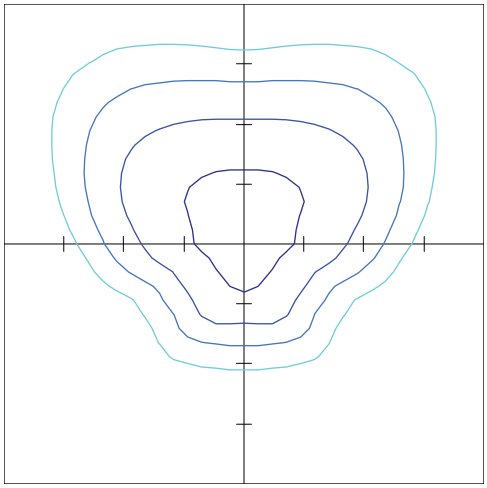
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XWM-FT-LED-12L-40

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,274
Watts	77
Efficacy	159
IES Type	Type IV - Short
BUG Rating	B2-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,578	13%
Medium (30-60°)	5,798	47%
High (60-80°)	4,576	37%
Very High (80-90°)	322	3%
Uplight (90-180°)	0	0%
Total Flux	12,274	100%

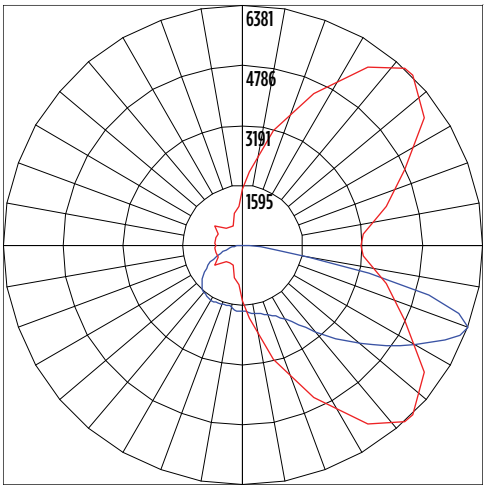
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



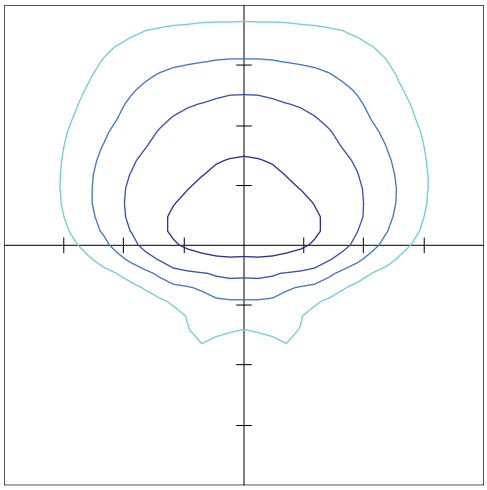
Vertical Plane Horizontal Cone

XWM-4-LED-12L-40

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,058
Watts	77
Efficacy	157
IES Type	Type IV - Very Short
BUG Rating	B2-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,345	11%
Medium (30-60°)	5,394	45%
High (60-80°)	4,855	40%
Very High (80-90°)	464	4%
Uplight (90-180°)	0	0%
Total Flux	12,058	100%

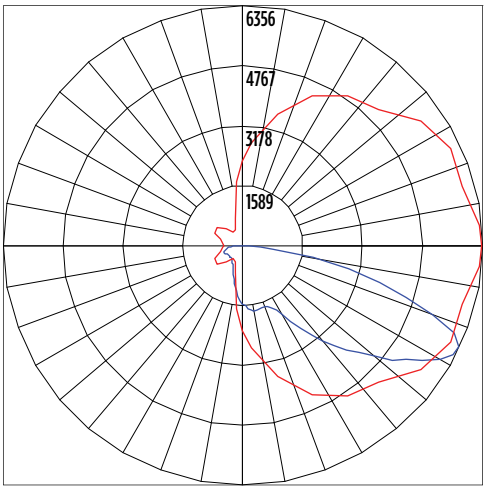
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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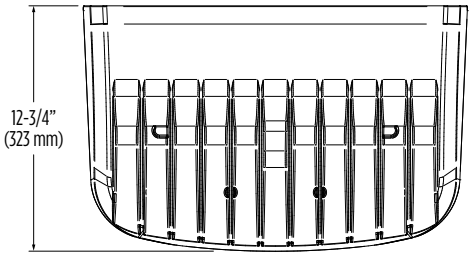
Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

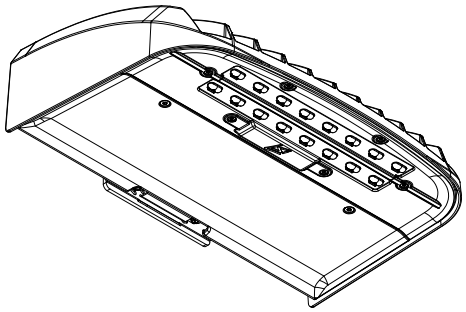
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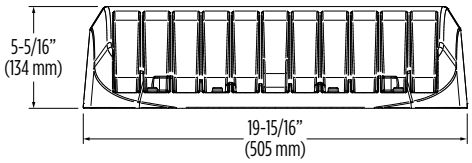
Have questions? Call us at (800) 436-7800

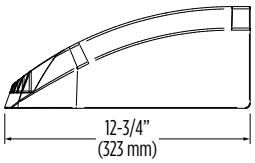
PRODUCT DIMENSIONS

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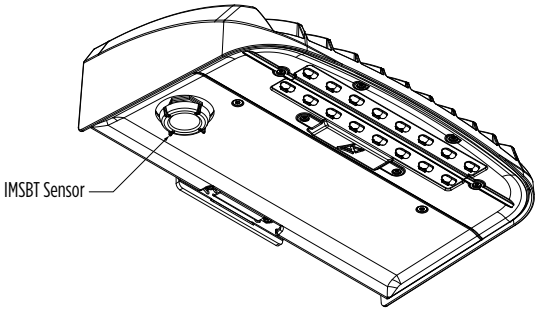






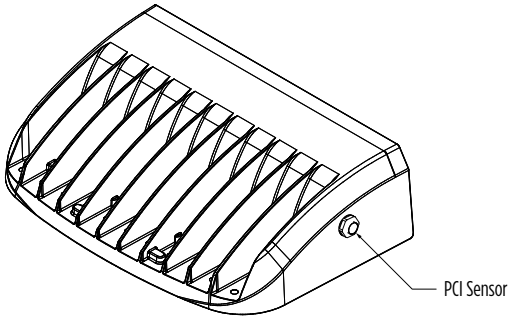
Mirada Medium Wall Sconce with Integral Bluetooth™ Motion and Photocell Sensor

(XWM IMSBTxL)



Mirada Medium Wall Sconce with Button Type Photocell

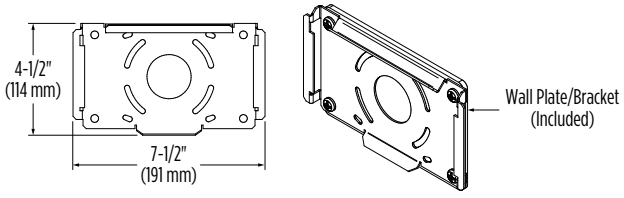
(XWM PCI)



Mounting Options

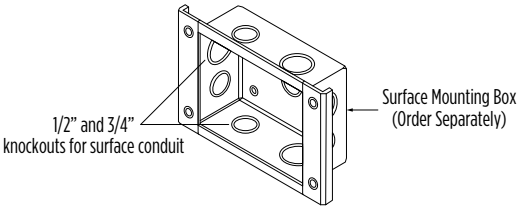
Mounting Over Junction Box

(Standard/Included)



XWM Wet Location Surface Conduit/Wiring Box

(809374CLR)



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CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Wireless Lighting Controller (ALSC, ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click here to learn more details about AirLink

AirLink Blue (ALBMRxLR)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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City of Portsmouth Planning Department

Site Plan Review Application Fee

Project: 124 Heritage Ave - Garden **Map/Lot:** Map 284 Lot 8

Applicant: 124 Group, Inc

All development

Base fee $600 $600.00

Plus $5.00 per $1,000 of site costs

Site costs $50,000 +*** **+** $250.00

Plus $10.00 per 1,000 S.F. of site development area

Site development area 35,000 S.F. **+** $350.00

Fee **$1,200.00**

Maximum fee: $20,000.00

Conditonal Use Permit Application Fee

Wetlands Conditonal Use Permit Greater than 1,000 SF **Fee** **$1,300.00**

Fee received by: _____ Date: _____

Note: Initial application fee may be based on the applicant's estimates of site costs and site development area. Following site plan approval, the application fee will be recalculated based on the approved site plan and site engineer's corresponding site cost estimate as approved by the Department of Public Works, and any additional fee shall be paid prior to the issuance of a building permit.

Docusign Envelope ID: 727D001E-4777-8CBA-8242-3161BB422D6A

Owner Letter of Authorization

This letter is to authorize Tighe & Bond, Inc. (Civil Engineer), to represent and submit on behalf of 124 Group LLC (Owner), applications and materials in all site design and permitting matters for the proposed Gather garden and parking improvements project at 124 Heritage Avenue in Portsmouth, New Hampshire. This authorization shall relate to those activities that are required for local, state and federal permitting for the above project and include any required signatures for those applications.

Signature	Print Name	Date
Signed by: 392AA5B729C34AD...	Kelsey Kraus	4/29/2026

177 Corporate Drive
Portsmouth, NH 03801

T 603.433.8818

TIGHEBOND.COM

Findings of Fact | Subdivision Rules and Regulations
City of Portsmouth Planning Board

Date: October 15, 2026
Property Address: 20 Central Avenue
Application #: LU-26-84
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:
Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
1	Subdivision Rules and Regulations III. D. 1 The Board shall act to deny any application which is not in compliance with Section IV or V as appropriate. **SECTION IV - REQUIREMENTS FOR PRELIMINARY PLAT**	**Meets** **Does Not Meet**	The preliminary subdivision submission includes the application checklist, existing conditions survey and subdivision plan showing the proposed three lots, dimensions, frontage and existing easements. TAC recommended preliminary and final subdivision approval with conditions on September 1, 2026.
2	**SECTION V - REQUIREMENTS FOR FINAL PLAT**	**Meets** **Does Not Meet**	The submission includes the final subdivision checklist and signed subdivision plan. A voluntary lot merger is proposed before subdivision. City approval of amended drainage easement language and NHDOT documentation remain required, as identified in the TAC conditions (Appendix 1; C103).
3	**SECTION VI - GENERAL REQUIREMENTS**	**Meets** **Does Not**	TAC reviewed the application for conformance with the General Requirements and recommended approval with conditions on September 1, 2026. The submission

DRAFT

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
		Meet	provides lot layout, access, utilities, drainage and landscaping. Required easement approvals and connection permits remain outstanding.
4	**SECTION VII - DESIGN STANDARDS**	**Meets** **Does Not Meet**	The subdivision plan and C101 show three lots with the required area and frontage. C101 demonstrates compliance with setbacks, height, coverage and open-space standards. TAC recommended approval with conditions on September 1, 2026; required easement approvals and permits remain outstanding.
5	**<u>Other Board Findings:</u>**		

DRAFT

Findings of Fact | Site Plan Review
City of Portsmouth Planning Board

Date: October 15, 2026
Property Address: 20 Central Avenue
Application #: LU-26-84
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	**Finding** **(Meets Standard/Criteria)**	**Supporting Information**
1	Compliance with all City Ordinances and Codes and these regulations. Applicable standards:	**Meets** **Does Not Meet**	The proposed three-lot residential subdivision is in the GRA District. C101 demonstrates compliance with lot area, frontage, setbacks, height, building coverage and open-space standards. Highway Noise Overlay CUP approval is requested.
2	Provision for the safe development, change or expansion of use of the site.	**Meets** **Does Not Meet**	C101 provides individual driveways with turnarounds and utility connections. TAC recommended approval with conditions on September 1, 2026. Driveway permits and City/State easement approvals remain required.

DRAFT

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	**Meets** **Does Not Meet**	Rain gardens, roof drip trenches and erosion controls are shown on C102, with details on C501/C502 and a maintenance plan in Appendix 14. Appendix 13 shows reduced 2-, 10- and 25-year peak flows at both discharge points;
4	Adequate protection for the quality of groundwater.	**Meets** **Does Not Meet**	The homes will use municipal water and sewer, with no proposed groundwater withdrawal or on-site septic systems. Rain gardens and roof drip trenches provide runoff treatment (C102; Appendix 13).
5	Adequate and reliable water supply sources.	**Meets** **Does Not Meet**	Municipal water services are shown on C101. The existing service will be modified for Lot 1. TAC reviewed the connections; water connection permits are required before construction.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	**Meets** **Does Not Meet**	Each home will connect to the municipal sewer system as shown on C101. TAC reviewed the connections; sewer connection permits are required before construction.
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	**Meets** **Does Not Meet**	The proposed use is three single-family homes. Stormwater treatment, construction erosion controls and permanent stabilization are provided on C102. Lighting will be residential, wall mounted and dark-sky compliant (C101).
8	Adequate provision for fire safety, prevention and control.	**Meets** **Does Not Meet**	C101 shows individual driveways with turnarounds for emergency access. TAC recommended approval with conditions. The dwellings will be subject to applicable fire and building code review during permitting; fire suppression is not proposed.
9	Adequate protection of natural features such as, but not limited to, wetlands.	**Meets** **Does Not Meet**	Appendix 13 identifies no protected natural resources on or directly adjacent to the site. Proposed grading, drainage and landscaping are shown on C102 and L-01.
10	Adequate protection of		The existing dwelling, garage/shed and

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	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	historical features on the site.	**Meets** **Does Not Meet**	associated site features are proposed for removal (C100). No historical features are identified in the submitted application materials.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	**Meets** **Does Not Meet**	Each home has a two-car garage, additional driveway parking and a turnaround (C101). The September 23, 2026 trip generation letter estimates three trips during each AM and PM peak hour for the proposed development (Appendix 8).
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	**Meets** **Does Not Meet**	Appendix 8 estimates an increase from one to three trips during each AM and PM peak hour. Lot 1 accesses Central Avenue; Lots 2 and 3 access Beechwood Street. TAC requires a driveway permit for each lot.
13	Adequate insulation from external noise sources.	**Meets** **Does Not Meet**	The June 5, 2026 Reuter Associates noise analysis concludes that the entire development is outside the 65-dBA contour and that typical residential construction will meet the interior standard without additional noise mitigation (Appendix 7).
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	**Meets** **Does Not Meet**	Municipal water and sewer connections and City curbside solid waste collection are proposed. TAC recommended approval with conditions on September 1, 2026 (Appendix 1).
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	**Meets** **Does Not Meet**	C101 shows open space exceeding the 30% minimum on each lot. Private lawns, patios and landscaped areas provide outdoor space for the residences (C101; L-01).
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	**Meets** **Does Not Meet**	C101 coordinates individual driveways, turnarounds and private walkways with Central Avenue and Beechwood Street. Driveway permits and approval of driveway use within the existing drainage easements remain required.

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	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	**Meets** **Does Not Meet**	The property is an existing residential site outside the FEMA special flood hazard area. Appendix 13 provides test-pit and groundwater information; foundation sections are provided on C201.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	**Meets** **Does Not Meet**	The professionally prepared landscape plan provides street trees, perimeter trees and shrubs, lawn areas and rain-garden plantings. Proposed fencing supplements screening (L-01; C101).
19	Compliance with applicable City approved design standards.	**Meets** **Does Not Meet**	TAC recommended approval with conditions on September 1, 2026. The application states that DPW approved the revised plans with conditions on September 21, 2026. Outstanding easement approvals and construction permits remain required.
	Other Board Findings:		

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Findings of Fact | Highway Noise Overlay Conditional Use Permit

City of Portsmouth Planning Board

Date: October 15, 2026
Property Address: 20 Central Avenue
Application: LU-26-84
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:
Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Highway Noise Overlay District Conditional Use Permit
10.674.10 Within the HNOD, noise sensitive land uses shall require a conditional use permit from the Planning Board.

	Highway Nose Overlay Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
1	Section 10.674.20 A noise analysis prepared in compliance with Section 10.675 must be submitted with any application for a conditional use permit under this section.	**Meets** **Does Not Meet**	• A Highway Noise Overlay District analysis prepared by Reuter Associates, dated June 5, 2026, is included in Appendix 7.
2	Section 10.674.30 An application for a conditional use permit for a noise sensitive land use in the Highway Noise Overlay District may be approved only if a noise analysis prepared in compliance with Section 10.675 demonstrates that any applicable exterior and interior sound level standards established in Section 10.673 will be met through one or more of the following measures: (a) Site design to ensure that	**Meets** **Does Not Meet**	• The analysis places the entire development outside the 65-dBA noise contour. Outdoor activity areas meet the exterior standard; typical residential construction provides attenuation to meet the 45-dBA interior standard. No additional noise mitigation is necessary or proposed.

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	Highway Nose Overlay Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
	noise sensitive land uses are placed outside of the applicable noise contour; (b) Site design that achieves noise mitigation through placement of accessory structures between the noise source and the noise receiver; (c) Installation of a noise barrier; or (d) Superinsulated building design and construction.		
3	Section 10.675 A noise analysis must be prepared by a registered engineer or qualified professional transportation noise analyst who has been trained in the use of the Federal Highway Administration (FHWA) Transportation Noise Model or a replacement model that has been approved by the FHWA. A noise analysis must include the following: (1) A description of the proposed development. (2) A narrative description of the proposed site configuration and any proposed noise mitigation measures. (3) A diagram showing the proposed site configuration including the location of noise sensitive land uses and any proposed noise mitigation measures. (4) Unadjusted 60, 65 and 70 dBA noise contours for the loudest traffic hour sound levels shown as an overlay on the site diagram. Noise contours must be developed using the FHWA Transportation Noise Model (or a replacement model that has been approved by the FHWA). (5) If the noise analysis shows	**Meets** **Does Not Meet**	• Eric L. Reuter, FASA, INCE Board Certified, prepared the analysis using the FHWA TNM 2.5 engine in SoundPlan. The report addresses items (1)-(4), including the development description, site configuration and 60-, 65- and 70-dBA contours. Item (5) is identified as not applicable because additional mitigation is unnecessary.

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	Highway Nose Overlay Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
	that projected noise levels will exceed the sound level standard for the applicable activity at the location specified, the noise analysis must include: (a) Any adjusted noise contours and site-specific analyses used to adjust the noise contours based on improved topography; (b) Calculations to support the noise level reduction of any proposed noise mitigation measure; (c) A description of the width, depth, height, length, and materials used in any proposed noise barrier; and (d) A description of construction methods and materials used in any proposed superinsulated building design. The sound transmission class must be provided for materials used.		
6	**<u>Other Board Findings:</u>**		
7	**<u>Additional Conditions of Approval</u>:**		

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HALEY WARD

APPLICATION FOR SITE REVIEW, CONDITIONAL USE, AND SUBDIVISION APPROVAL

TO THE CITY OF PORTSMOUTH
FOR 20 CENTRAL AVENUE
Map 209, Lot 30 | Portsmouth, NH

APPLICANT:
Copley Properties, LLC
94 Portsmouth Avenue, Stratham, NH 03885



September 23, 2026
JN: 5010658.001

APPLICATION PREPARED BY:
Haley Ward, Inc.
200 Griffin Road, Unit 14 | Portsmouth, NH 03801

HALEY WARD

September 23, 2026

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Re: Site Plan Review, Subdivision Review, and Conditional Use Approval |20 Central Avenue, Tax Map 209, Lot 30

Dear Mr. Chellman and Planning Board Members,

On behalf of Copley Properties, LLC, we are pleased to submit the attached plan set for **Site Plan, Conditional Use, and Subdivision Review** for the above-mentioned project and request that we be placed on the agenda for your **October 15, 2026,** meeting. The project is the demolition of the existing dwelling, subdivision of the lot, and proposed new construction of three (3) single-family homes with the associated and required site improvements.

Within this application we have provided a drawing set that includes depictions of both the parcel's existing and proposed conditions. The proposed conditions include the three dwellings and associated driveways, utilities, grading/stormwater, landscaping, and typical notes/details. This application includes submission items as required for Site Plan and Subdivision review per the City's Review Checklists.

PROJECT OVERVIEW

The project consists of redeveloping the existing residential lot located at 20 Central Avenue into three, single family home lots. The parcel is identified on the City Assessor's database as Tax Map 209, Lot 30. Upon City record review, the property was found to consist of seven individual parcels. The property has historically been used as a single property, however, no record of a lot merger exists. A Voluntary Lot Merger application will be filed simultaneously with this application to combine the parcels into a single property. This application has been prepared with the assumption that the existing site includes only 1 lot.

The existing parcel has a total area of 28,972 square feet. The existing home, the garage/shed, and westerly driveway will be removed, and the lot will be subdivided in accordance with Site and Subdivision regulations into three single family home lots.

Once subdivided, the project includes the construction of 3 single-family dwellings with associated walkways and driveways on each lot. The proposed layout of each lot, including building footprints, utility services, stormwater management facilities, and landscaping are shown in the attached submittal to demonstrate compliance with applicable ordinance standards. The development of the site will comply with the applicable design, safety, and operational standards, including building code compliance.

SITE ZONING

The project is within the City of Portsmouth General Residential A (GRA) District which allows for residential development. The proposed project is consistent with the surrounding

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

neighborhood which is predominantly single family residential. As proposed with the subdivided lot, the project meets all zoning requirements.

CONDITIONAL USE

The Site is located within the Highway Noise Overlay District. Portsmouth Ordinance Section 10.670, the Highway Noise Overlay District, identifies the purpose and regulations in the District. The associated sub-sections are the following:

- **Purpose:** to ensure development in the District meets the standards.
- **Applicability:** the section applies to this development.
- **Standards:** the section outlines the attached Noise Study to be in compliance.
- **Conditional Use:** the section allows the Planning Board, under 10.674.40, to grant a Conditional Use Permit for the site if met standards are shown in a Noise Analysis.
- **Noise Analysis:** the details regarding the preparation of the Noise Analysis are outlined in this section. The attached Analysis conclusions, from a qualified professional, contain the information and analysis to allow the Planning Board to grant the Noise Overlay District Conditional Use Permit.

To demonstrate compliance with Section 10.670, a Noise Analysis was performed by Reuter Associates; their report has been provided in **Appendix 7.** The results of this report indicate that the proposed development will meet the requirements of the Highway Noise Overlay District without noise mitigation.

PARKING

Each residence will have a two-car garage which is expected to provide adequate parking for a single-family home. Each home will also have a driveway which has been sized to accommodate additional vehicles, as well as emergency vehicle accessibility.

VEHICULAR AND PEDESTRIAN CIRCULATION

The proposed developments will be accessed by individual paved driveway with a turnaround for each property. Access to the southerly and easterly properties will be from Beechwood Street; the northerly property access will be from Central Avenue.

TRAFFIC

A trip generation letter has been prepared for the AM and PM peak hour trips based on the Institute of Transportation Engineer's (ITE) publication, Trip Generation, 12th Edition and is included in this submission, see **Appendix 8**. The analysis demonstrates no significant change from existing traffic volumes or patterns.

NOISE

The property is located in a Highway Noise Overlay District. Conditional Use approval is requested with this application. A Noise Analysis has been prepared to demonstrate compliance with Zoning Ordinance Section 10.670.

SCREENING AND LANDSCAPING

The proposed landscaping provides a blend of street trees and shrubs to enhance the property while providing screening around the perimeter. A proposed landscaping plan, prepared by a registered landscape architect, has been provided.

WATER AND SEWAGE SYSTEMS

The development will be served by municipal water and sewer located within Central Avenue and Beechwood Street. The locations of proposed service connections have been shown on the provided drawing set in **Appendix 15**.

STORMWATER MANAGEMENT

The proposed stormwater will decrease runoff flow while maintaining existing flow patterns and continue to discharge to the southeast into the existing municipal system. Please refer to the Stormwater Management and Erosion Control Plan provided in **Appendix 13**.

SITE LIGHTING

Site lighting will consist only of residential, decorative fixtures, to be wall mounted and designed at minimum levels to provide a welcoming and safe pedestrian experience and not create excess lighting within the neighborhood. No pole mounted lighting is proposed as part of this project.

SITE UTILITIES

Each building will be served by underground electric/communications services. Included in **Appendix 10** of the submission is a "will serve" letter for the project from Unitil. Included in the submission is a copy of the Eversource work order.

SOLID WASTE

Solid waste will be collected through the City of Portsmouth's curb side pickup program.

TAC CONDITIONS OF APPROVAL

The City's Technical Advisory Committee provided a recommendation of Approval at their September 1, 2026 meeting. This recommendation included several conditions. These original conditions have been provided below in plain text, followed by a description of how they have been addressed within this application in bold text

1. DPW shall review and approve final plan set before submission to the Planning Board.
   The updated plan set provided was approved by the Portsmouth DPW on September 21, 2026 via email.

2. The 3 new lots will each require new driveway permits.
   Driveway permits for each lot will be submitted prior to construction.

3. City drainage easement language will need to be amended and approved by the City Council to allow driveway use.
   Coordination for the easement language amendment will begin upon approval.

4. Please demonstrate the proposed impact to the State easement is permissible under the easement language.
   The applicant is currently coordinating with New Hampshire Department of Transportation (NHDOT) for approval. Documentation will be included when available. If this documentation is not received prior to approval, it is requested that this be included as a Condition of Approval.

5. Please provide details for the proposed fence.
   The plan set has been updated to show the proposed fenceline and installation notes.

6. Confirm location of guy wire for utility pole is correctly positioned.
   C101 – Site & Utility Plan has been updated to include the note specifying future coordination with the utility provider for the final location of the proposed utility pole and guy wire.

7. Show location of water service to Lot 1 on property.
   Please refer to C101. The existing water service connection on the property is noted to be modified to serve Lot 1.

8. State size of water and sewer services.
   C101 has been updated to include service sizes.

9. City advises moving water and sewer services outside of stormwater ponds (Lot 3). If not moved, then ensure adequate cover of utilities installed.
   The plan set has been updated to show relocation of the proposed services.

10. Water, sewer, and stormwater connection permits required for each lot.
    Service connection permits will be prepared prior to construction.

11. Submit a final easement plan and written statement from NHDOT.
    The revised easement plan has been provided in the submitted drawing set. As aforementioned, coordination to receive an approval from NHDOT is in progress.

SUBMISSION

The submission includes the following materials:

- Site Plan Application Checklist
- Subdivision Application Checklist
- Agent Authorization Letter
- Site Review Application Fee Form
- Voluntary Lot Merger Notice
- TAC Notice of Approval
- Construction Cost Estimate
- Site Photos
- Tax Map
- Zoning Map
- Noise Analysis Report
- Trip Generation Letter & Data

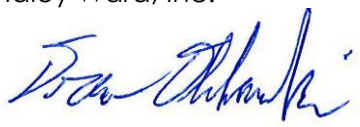
- Eversource Coordination Email
- Until "Will Serve" Letter
- Green Building Statement
- Architectural Plans
- Stormwater Management and Erosion Control Plan
- Inspection and Long-Term Maintenance Plan
- Site Plans

The following drawings are included in our submission:

- C000 – Cover Sheet
- C001 – General Notes, Legend & Abbreviations
- Subdivision Plan – This plan shows the proposed subdivision and easements.
- V101 – Conditions Plan – This plan shows the existing conditions at the site.
- C100 – Demolition Plan – This plan shows the proposed demolition and construction preparations.
- C101 – Site Layout & Utility Plan – This plan shows proposed site layout and utilities.
- C102 – Grading & Drainage Plan – This plan shows the proposed stormwater improvements.
- C103 – Proposed Easement Plan – This plan shows the proposed drainage and grading easements for each lot.
- C201 – Foundation Sections – This plan shows profiles of the proposed Lot 2 and Lot 3 house foundations in relation to the existing storm drain.
- C501 & C502 – Site Details
- C701 & C702 – Pre- & Post-Development Hydrology Plans – These plans show the existing and proposed drainage areas and flow paths.
- L-01 – Landscaping Plan – This plan shows proposed landscaping schedule and layout at the site.

We look forward to Planning Board review of this submission and look forward to an in-person presentation at your meeting.

Sincerely,
Haley Ward, Inc.



Drew Olehowski, PE
Project Manager

DJO/nmt/cba

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C000 Cover Sheet
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C101 Site Layout & Utility Plan
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APPLICATIONS

Site Plan Application Checklist
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Voluntary Lot Merger Notice

City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: Copley Properties, LLC Date Submitted: September 23, 2026

Application # (in City's online permitting): _____

Site Address: 20 Central Avenue Map: 209 Lot: 30

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☒	Complete application form submitted via the City's web-based permitting program (2.5.2.1**(2.5.2.3A)**	**Online**	N/A
☒	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. **(2.5.2.8)**	**Online & Delivered**	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**	**Green Building Narrative Included**	
☒	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1C)**	**Architectural Plans**	N/A
☒	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	**Site Plans**	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**	**Cover Sheet C000**	N/A
☒	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. **(2.5.3.1F)**	**Existing Conditions Plan V101**	N/A
☒	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	**Cover Sheet C000**	N/A
☒	List of reference plans. **(2.5.3.1H)**	**Cover Sheet C000**	N/A
☒	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**	**Cover Sheet C000**	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. **(2.5.4.1A)**	Required on all plan sheets	N/A
☒	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	Required on all plan sheets	N/A
☒	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**	**Complies**	N/A
☒	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	Required on all plan sheets	N/A
☐	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**	**No Wetlands Onsite**	N/A
☒	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	**All Sheets**	N/A
☒	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	**All Sheets**	N/A
☒	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	N/A
☒	Source and date of data displayed on the plan. **(2.5.4.2D)**	**Existing Conditions Plan V101**	N/A

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	**1. Existing Conditions: (2.5.4.3A)** • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required.	**Existing Conditions Plan V101**	
☒	**2. Buildings and Structures: (2.5.4.3B)** • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use.	**Architectural Plans**	
☒	**3. Access and Circulation: (2.5.4.3C)** • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	**Site Layout Plan C101**	
☒	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	**Site Layout Plan C101**	
☒	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).	**Utility Plan C102**	
☒	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.	**Utility Plan C102**	

☒	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	**Utility Plan C102**	
☒	**8. Solid Waste Facilities: (2.5.4.3H)**	**City Curbside Pickup**	
	• The size, type and location of solid waste facilities.	**Note on C102**	
☒	**9. Storm water Management: (2.5.4.3I)** • The location, elevation and layout of all storm-water drainage. • The location of onsite snow storage areas and/or proposed off-site snow removal provisions. • Location and containment measures for any salt storage facilities • Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.	**Grading & Drainage Plan C103**	
☒	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.	**Wall Mounted Residential Lighting Only. Note On C102**	
☒	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**	**Note On C102**	
☒	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.	**Landscape Plan L-101**	
☒	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.	**Grading & Drainage Plan C103**	
☒	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.	**Site Layout Plan C101**	
☒	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	**Existing Conditions Plan V101**	
☐	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • Applicable Building Height (10.5A21.20 & 10.5A43.30); • Applicable Special Requirements (10.5A21.30); • Proposed building form/type (10.5A43); • Proposed community space (10.5A46).	**N/A**	
☐	**17. Special Flood Hazard Areas (2.5.4.3Q)** • The proposed development is consistent with the need to minimize flood damage; • All public utilities and facilities are located and construction to minimize or eliminate flood damage; • Adequate drainage is provided so as to reduce exposure to flood hazards.	**N/A**	

Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	**Trip Generation Letter**	
☒	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	**Drainage Analysis**	
☐	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. **(7.3.1)**	**N/A**	
☒	Stormwater Management and Erosion Control Plan. **(7.4)**	**Grading & Drainage Plan C102**	
☒	Inspection and Maintenance Plan **(7.6.5)**	**Drainage Analysis**	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**	**Cover Sheet C000**	
☒	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. **(2.5.3.2B)**	**Included In Online Submittal**	
☒	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. **(2.5.3.2D)**	**Included In Online Submittal**	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**	**Cover Sheet C000**	
☒	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." **(2.5.4.2E)**	**Site Layout Plan C101**	N/A
☐	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. **(2.5.4.2F)**	**N/A**	
☐	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." **(2.13.3)**	**Site Layout Plan C101**	N/A

Applicant's Signature: _____ **Date:** September 23, 2026

Applicants Agent

City of Portsmouth, New Hampshire

Subdivision Application Checklist

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision review requirements. Please refer to the Subdivision review regulations for full details.

Applicant Responsibilities (Section III.C): Applicable fees are due upon application submittal along with required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Owner: Marissa Valverde Date Submitted: _____

Applicant: Copley Properties, c/o Drew Goddard

Phone Number: 603-380-5288 E-mail: drew@copleyproperties.com

Site Address 1: 20 Central Avenue Map: 209 Lot: ____

Site Address 2: _____ Map: _____ Lot: ____

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
✔	Completed Application form. **(III.C.2-3)**	Submitted Online	N/A
✔	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. **(III.C.4)**	Submitted Online	N/A

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✔	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. **(Section IV.1/V.1)**	C000 Cover Sheet	☑ Preliminary Plat ☑ Final Plat	N/A

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✔	**Preliminary Plat** Names and addresses of all adjoining property owners. **(Section IV.2)** **Final Plat** Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. **(Section V.2)**	Subdivision Plan and C102 Site Layout & Utility Plan	☑ Preliminary Plat ☑ Final Plat	N/A
✔	North point, date, and bar scale. **(Section IV.3/V3)**	Required on all Plan Sheets	☑ Preliminary Plat ☑ Final Plat	N/A
✔	Zoning classification and minimum yard dimensions required. **(Section IV.4/V.4)**	Subdivision Plan and C102 Site Layout & Utility Plan	☑ Preliminary Plat ☑ Final Plat	N/A
✔	**Preliminary Plat** Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). **(Section IV.5)** **Final Plat** Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that my either affect or be affected by the proposed development. **(Section V.5)**	Subdivision Plan and C102 Site Layout & Utility Plan	☑ Preliminary Plat ☑ Final Plat	N/A
✔	Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. **(Section IV.6)**	Subdivision Plan and C102 Site Layout & Utility Plan	☑ Preliminary Plat ☑ Final Plat	
✔	Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. **(Section V.6/ IV.7)**	Subdivision Plan and C102 Site Layout & Utility Plan	☑ Preliminary Plat ☑ Final Plat	N/A
✔	Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. **(Section IV.8/V.7)**	Subdivision Plan and C102 Site Layout & Utility Plan	☑ Preliminary Plat ☑ Final Plat	

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✔	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that my influence the design of the subdivision. **(Section IV.9/V.8)**	Subdivision Plan and C102 Site Layout & Utility Plan	☑ Preliminary Plat ☑ Final Plat	
✔	**Preliminary Plat** Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. **(Section IV.10)** **Final Plat** Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. **(Section V.9)**	C102 Site Layout & Utility Plan and C103 Grading & Drainage Plan	☑ Preliminary Plat ☑ Final Plat	
✔	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. **(Section IV.10)**	N/A	☑ Preliminary Plat ☑ Final Plat	
✔	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. **(Section IV.11)**	N/A	☑ Preliminary Plat ☑ Final Plat	
✔	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. **(Section IV.12/ V.12)**	V101 Ex. Cond. Plan and C103 Grading & Drainage Plan	☑ Preliminary Plat ☑ Final Plat	

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✔	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. **(Section V.10)**	C000 Cover Sheet	☐ Preliminary Plat ☑ Final Plat	
✔	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. **(Section V.11)**	N/A	☐ Preliminary Plat ☑ Final Plat	
✔	Location of all permanent monuments. **(Section V.12)**	Subdivision Plan	☐ Preliminary Plat ☑ Final Plat	

General Requirements[1]			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	**1. Basic Requirements: (VI.1)** a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development	C102 Site Layout & Utility Plan	
☐	**2. Lots: (VI.2)** a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots	Subdivision Plan	
☐	**3. Streets: (VI.3)** a. Relation to adjoining Street System b. Street Rights-of-Way c. Access d. Parallel Service Roads e. Street Intersection Angles f. Merging Streets g. Street Deflections and Vertical Alignment h. Marginal Access Streets i. Cul-de-Sacs j. Rounding Street Corners k. Street Name Signs l. Street Names m. Block Lengths n. Block Widths o. Grade of Streets p. Grass Strips	Subdivision Plan	
☐	**4. Curbing: (VI.4)**	C102 Site Layout & Utility Plan	
☐	**5. Driveways: (VI.5)**	C102 Site Layout & Utility Plan	
☐	**6. Drainage Improvements: (VI.6)**	C103 Grading & Drainage Plan	
☐	**7. Municipal Water Service: (VI.7)**	C102 Site Layout & Utility Plan	
☐	**8. Municipal Sewer Service: (VI.8)**	C102 Site Layout & Utility Plan	
☐	**9. Installation of Utilities: (VI.9)** a. All Districts b. Indicator Tape	C102 Site Layout & Utility Plan	
☐	**10. On-Site Water Supply: (VI.10)**	N/A	
☐	**11. On-Site Sewage Disposal Systems: (VI.11)**	N/A	
☐	**12. Open Space: (VI.12)** a. Natural Features b. Buffer Strips c. Parks d. Tree Planting	C102 Site Layout & Utility Plan	
☐	**13. Flood Hazard Areas: (VI.13)** a. Permits b. Minimization of Flood Damage c. Elevation and Flood-Proofing Records d. Alteration of Watercourses	N/A Not in a Flood Hazard Area	
☐	**14. Erosion and Sedimentation Control (VI.14)**	C103 Grading & Drainage Plan	

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
☐	**15. Easements (VI.15)** a. Utilities b. Drainage	Subdivision Plan	
☐	**16. Monuments: (VI.16)**	Subdivision Plan	
☐	**17. Benchmarks: (VI.17)**	V101	
☐	**18. House Numbers (VI.18)**	TBD	

Design Standards			
	Required Items for Submittal	**Indicate compliance and/or provide explanation as to alternative design**	**Waiver Requested**
☐	**1. Streets have been designed according to the design standards required under Section (VII.1).** a. Clearing b. Excavation c. Rough Grade and Preparation of Sub-Grade d. Base Course e. Street Paving f. Side Slopes g. Approval Specifications h. Curbing i. Sidewalks j. Inspection and Methods	No proposed streets.	
☐	**2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).** a. Design b. Standards of Construction	Stormwater designed to reduce offsite runoff up to the 50-yr storm.	
☐	**3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).** a. Design b. Lift Stations c. Materials d. Construction Standards	Two individual services are proposed.	
☐	**4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).** a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction	No hydrants are proposed.	

Applicant's/Representative's Signature:_____ **Date:**_____

[1] See City of Portsmouth, NH Subdivision Rules and Regulations for details.

Docusign Envelope ID: 99998426-7520-4B10-B271-5D907BCC1E0D

Letter of Authorization

I, Marissa Valverde, owner of the property located at 20 Central Avenue Portsmouth, NH 03801, do hereby authorize the following parties to act as agents on our behalf for the above-described property in order to apply for any necessary federal, state and local applications or permits on the subject property relative to the development of said parcel:

Ambrosia Development & Investments and/or assigns and his hired parties to include but not limited to:

Haley Ward Engineering Portsmouth, NH

Exeter Environmental Newfields, NH

And all other engineers, surveyors, and agents as appointed by Ambrosia Development & Investments, LLC and/or assigns as agents to act on my behalf in matters to be discussed with the City of Portsmouth, State Departments and other Land Use Boards concerning the property previously mentioned and to access the subject property for completion of Due Diligence and in accordance with any work required for said permits.

I hereby appoint the above referenced parties as my agent to act on my behalf in the review process, to include any required signatures.

DocuSigned by:
Marissa Valverde
65A41364221B490...

3/24/2026

Marissa Valverde

Date

City of Portsmouth Planning Department

Site Plan Review Application Fee – FY25

Project: Proposed Mutlifamily Development **Map/Lot:** 209 / 30
20 Central Ave
Applicant: Copley Properties

All development

Base fee $600 $600.00

Plus $5.00 per $1,000 of site costs
Site costs $288,144 + $1,440.72

Plus $10.00 per 1,000 S.F. of site development area
Site development area 28,972 S.F. + $289.72

Fee **$2,330.44**

Maximum fee: $20,000.00

Fee received by: _____ Date: _____

Note: Initial application fee may be based on the applicant's estimates of site costs and site development area. Following site plan approval, the application fee will be recalculated based on the approved site plan and site engineer's corresponding site cost estimate as approved by the Department of Public Works, and any additional fee shall be paid prior to the issuance of a building permit.

NOTICE OF VOLUNTARY MERGER OF CONTIGUOUS LOTS

NOW COMES Marissa Valverde, owner of Map 209 Lot 27, Map 209 Lot 28, Map 209 Lot 29, Map 209 Lot 30, Map 209 Lot 31, Map 209 Lot 33, Map 209 Lot 34, being seven contiguous parcels of land located at 20 Central Avenue, Portsmouth, County of Rockingham and State of New Hampshire, who wishes to merge said parcels for Municipal regulation and taxation purposes, and does hereby apply to the Planning Board of the City of Portsmouth, or its designee, for approval of said merger and further says that said lots are listed on Assessor's Map 209 as Lot 30, and being the same property conveyed to Marissa Valverde by deed of Idelle L. St. Laurent, Trustee of the Idelle L. St. Laurent Revocable Trust of 2021 dated April 21, 2023 and recorded at the Rockingham County Registry of Deeds at Book 6478 Page 1413.

DATED this _____ day of _____, 2026.

_____
(Owner)

State of New Hampshire
Rockingham, SS

Acknowledged before me by (*owner*) this _____ day of _____, 2026.

_____
Notary Public

APPROVAL OF MERGER

NOW COMES THE Portsmouth Planning Board, 1 Junkins Avenue, Portsmouth, New Hampshire, or its designee and pursuant to RSA 674:39-a approves the merger of the contiguous lots located at *(insert street address)*, Portsmouth, New Hampshire.

Dated: _____ _____

Authorized Officer

APPENDIX 1
TAC NOTICE OF APPROVAL

CITY OF PORTSMOUTH
Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801
(603) 610-7216

TECHNICAL ADVISORY COMMITTEE

September 9, 2026

Marissa Valverde
20 Central Avenue
Portsmouth, New Hampshire

RE: Request for Preliminary and Final Subdivision approval and Site Plan Review approval for property located at 20 Central Avenue, Portsmouth, NH (LU-26-84)

Dear Property Owner:

The Technical Advisory Committee, at its regularly scheduled meeting of Tuesday, September 1, 2026, considered your application for Preliminary and Final Subdivision approval and Site Plan Review approval for the subdivision of one lot into three lots, each with a single-family dwelling and associated site improvements. Said property is shown on Assessor Map 209 Lot 30 and lies within the General Residence A (GRA) and Highway Noise Overlay Districts. As a result of said consideration, the Committee voted to **recommend approval** to the Planning Board with the following **conditions**:

1) DPW shall review and approve final plan set before submission to the Planning Board.

2) The 3 new lots will each require new driveway permits.

3) City drainage easement language will need to be amended and approved by the City Council to allow driveway use.

4) Please demonstrate the proposed impact to the State easement is permissible under the easement language.

5) Please provide details for the proposed fence.

6) Confirm location of guy wire for utility pole is correctly positioned.

7) Show location of water service to Lot 1 on property.

8) State size of water and sewer services.

9) City advises moving water and sewer services outside of stormwater ponds (Lot 3). If not moved, then ensure adequate cover of utilities installed.

10) Water, sewer, and stormwater connection permits required for each lot.

11) Submit a final easement plan and written statement from NHDOT.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, October 15, 2026.** One (1) hard copy of all plans and supporting reports and exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning & Sustainability Department and uploaded to the online permit system no later than **Wednesday, September 23, 2026.**

Per Section 2.5 of the Site Plan Regulations, a site plan review application to the Planning Board must include all applicable information and supporting materials including but not limited to the following items:

- *Full updated plan set*
- *Draft Easements*
- *Drainage Analysis*
- *Traffic Studies*
- *Etc.*

All comments, corrections, and conditions identified as "Items to be addressed before Planning Board submittal' must be resolved/corrected for the Planning Board application submittal to be deemed complete.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,



Peter Britz,
Planning and Sustainability Director

cc: Drew Olehowski, Haley Ward, Inc.

APPENDIX 2
DEED (RCRD 6478-1413)

E # 23011083 04/24/2023 08:03:20 AM
Book 6478 Page 1413 Page 1 of 3
Register of Deeds, Rockingham County

Return to:
Marissa Valverde
20 Central Avenue
Portsmouth, NH 03801

LCHIP	ROA647784	25.00
TRANSFER TAX	RO122307	6,600.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Idelle L. St. Laurent, Trustee of the Idelle L. St. Laurent Revocable Trust of 2021, of 20 Central Avenue, Portsmouth, NH 03801, for consideration paid, grant(s) to Marissa Valverde, single, of 39 Pleasant Street, Portsmouth, NH 03801, with WARRANTY COVENANTS:

The following described premises situate in Portsmouth, Rockingham County, New Hampshire:

Tract 1:
Four parcels of land with the buildings thereon located in said Portsmouth and shown on plan of Jackson Field" recorded in Rockingham County records, Book 587, Page 4.81, and bounded and described as follows:
Lots numbered 29 and 30 in Block 3 on said plan bounded westerly by Central Avenue 100 feet; southerly by Beechwood Street 100 feet; northerly 100 feet by Lot 31 now or formerly owned by Ina L. Pio and easterly by Lot 28 now or formerly owned by Ina L. Pio.
Lot number 31, Block 3 on said plan bounded northerly by Lot 32 formerly of Pasquale and Ann Palmieri 100 feet; easterly by Lot 33, fifty (50) feet; southerly by Lot 30 above mentioned 100 feet; and westerly by Central Avenue 50 feet.
Lot number 28 on said plan bounded southerly by Beechwood Street 50 feet; westerly by Lot Nos. 29 and 30 one hundred (100) feet; northerly by Lot 33 fifty (50) feet and easterly by Lot 27 on said plan 100 feet.
Being the same premises conveyed to Raymond E. St. Laurent and Idelle L. St Laurent by deed of Ina L. Pio dated March 22,1954, recorded in Rockingham County Registry of Deeds, Book 1310, Page 396.

Tract 2:
Two certain parcels of land situated in Portsmouth, in the County of Rockingham and State of New Hampshire bounded and described as follows:
Parcel I: A certain lot of land situated at Freeman's Point, so-called, in said Portsmouth, known as Lot No. 27, Block. No. 3, as shown in a plan of lots marked 'Subdivision of the Jackson Field" and recorded in Rockingham Records. Book 587, Page 481.
Parcel II: A certain lot or parcel of land situate at Freeman's Point, so-called, in said Portsmouth known as Lot No. 34 in Block No. 3 as shown on a plan of lots drawn by Al Hoyt, Surveyor,

March, 1902, marked Plan of The Subdivision of a part of Jackson Farm, Portsmouth, N.H. and recorded in Rockingham Records, Book 587, Page 481 and further bounded and described as follows: Northerly by a proposed new street called Cedar Street as shown on said plan fifty feet (50 ft.) Easterly by lot Nos. 36 and 35 one hundred (100) feet as shown on said plan; Southerly by Lot No. 27 fifty (50) feet as shown on said plan and Westerly by Lot No. 33 as shown on said plan one hundred (100) feet.
Excepting therefrom a certain lot or parcel of land conveyed in deed from Raymond E. St. Laurent and Idelle L. St Laurent to Joseph G. Lamb dated November 19, 1968, recorded in Rockingham County Registry of Deeds, Book 1941, Page 392, more particularly described as follows:

A certain lot or parcel of land situate on the southerly side of Cedar Street, so- called, in said Portsmouth and bounded as follows:
Northerly by Cedar Street fifty (50) feet, more or less; Easterly by land of Tancredi Donini and Maybelle Donini (being Lot NO. 36) fifty (50) feet, more or less; Southerly by other land of Raymond E. St. Laurent and Idelle L. St Laurent fifty (50) feet, more or less; Westerly by other land of Raymond E. St. Laurent and Idelle L. St Laurent fifty (50) feet, more or less, with all their right and interest in Cedar Street. Meaning and intending to convey the northerly one-half of Lot No. 34, Block No. 3, as shown on plan of lots marked 'Subdivision of the Jackson Field" recorded in Rockingham Records at Book 587, Page 481.
However otherwise bounded and described, being the same premises conveyed to Raymond E. St. Laurent and Idelle L. St Laurent by deed of George M. Fernald dated September 1,1959, recorded in Rockingham County Registry of Deeds, Book 1519, Page 034.

Tract 3:
A certain lot or parcel of land off Cedar Street in said Portsmouth, Rockingham County, New Hampshire, and being the southerly half of Lot No. 33 in Block 3 as shown on a plan of lots marked Subdivision of Jackson Field' recorded in Rockingham Registry of Deeds Book 587, Page 481, and more particularly bounded and described as follows:
Northerly by other land now or formerly of Joseph G. Lamb and being the northerly half of said Lot No. 33 fifty (50) feet, more or less; Easterly by other land of Raymond E. St Laurent and Idelle L. St. Laurent and being Lot No. 34 on said plan fifty (50) feet, more or less; Southerly by other land of Raymond E. St. Laurent and Idelle L. St. Laurent and being Lot No. 28 on said plan fifty (50) feet, more or less; Westerly by other land of Raymond E. St. Laurent and Idelle L. St. Laurent and being Lot No. 31, fifty (50) feet, more or less.
No right of way to Cedar Street is herein granted, as grantees are owners of adjacent premises to south and west.
Being the same premises conveyed to Idelle L. St. Laurent and Linda R. Ashton by deed of Idelle L. St Laurent dated February 25,2008, recorded in Rockingham County Registry of Deeds, Book 4889, Page 2854.
Subject to a 10-foot wide sewer easement and a 10-foot wide drainage easement as shown on Plans of Proposed Federal Aid R.O.W. Project 1-95-1(10)14 recorded in Rockingham County Registry of Deeds, Plan No. D-2498, Sheet 6. See also, Fourth Emendation to Commissioners' Return of Highway Layout, Portsmouth, 1-95-1(10)14- P- 5875-B, dated March 27,1969, recorded in Rockingham County Registry of Deeds, Book 1957, Page 162

Meaning and intending to describe and convey the same premises conveyed to Idelle L. St. Laurent, Trustee of the Idelle L. St. Laurent Revocable Trust of 2021 by virtue of deed dated December 31, 2021 and recorded with Rockingham County Registry of Deeds at Book 6372, Page 449.

See Power of Attorney for Idelle L. St. Laurent dated October 1, 2021 and recorded with Rockingham County Registry of Deeds on April 19, 2023 at Book 6477 Page 2523.

I/We, the grantor(s) hereby release all rights of homestead in the above described premises.

Property Address: 20 Central Avenue, Portsmouth, NH 03801

Executed this 21st day of April, 2023.

Idelle L. St. Laurent, Trustee of the Idelle L. St. Laurent Revocable Trust of 2021, by Michael Ashton, Attorney in Fact

State of New Hampshire

County of Rockingham April 21, 2023

Then personally appeared before me on this 21st day of April, 2023, the said Idelle L. St. Laurent, Trustee of the Idelle L. St. Laurent Revocable Trust of 2021, by Michael Ashton, Attorney in Fact and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing to be his/her/their voluntary act and deed.

BRIAN C. DAUPHIN
COMMISSIONER OF DEEDS
State of New Hampshire
My Commission Expires
August 14, 2024

Notary Public/Justice of the Peace
Brian Dauphin
Commission expiration: 8/14/24

APPENDIX 3
CONSTRUCTION COST ESTIMATE

Construction Cost Estimate

Haley Ward, Inc

Date: September 23, 2026

Project: Proposed Multifamily Development Job No: 5010658.001

Location: 20 Central Avenue, Portsmouth, NH - **On Site**

Scope: **Site Cost Estimate**

ITEM NO	DESCRIPTION	UNIT	AMOUNT	UNIT COST	TOTAL
1	Mobilization	EA	1	$48,024.02	$48,024.02
2	Site Clearing & Demolition	LS	1	$20,000.00	$20,000.00
3	SiltSoxx	LF	390	$8.00	$3,120.00
4	Base Gravel (Type A)	CY	50	$50.00	$2,500.00
5	Common Borrow	CY	300	$30.00	$9,000.00
6	Surface Asphalt	TN	50	$110.00	$5,500.00
7	4" SDR-35 Sanitary Sewer	LF	160	$120.00	$19,200.00
8	3/4" Domestic Water Service	LF	165	$145.00	$23,925.00
9	Underground Electric & Cable	LF	215	$85.00	$18,275.00
10	Manhole Modifications	EA	1	$1,000.00	$1,000.00
11	Rain Garden	CF	3917	$15.30	$59,930.10
12	Landscaping	LS	1	$30,000.00	$30,000.00
13	Loam & Seed	SY	2270	$21.00	$47,670.00
	TOTAL				**$288,144**

APPENDIX 4
SITE PHOTOS

SITE PHOTOS
20 CENTRAL AVENUE
PORTSMOUTH, NH 03801



Figure 1 – Site view from Central Avenue, looking southeast.



Figure 2 – Site view from the intersection of Central Avenue and Beechwood Street, looking north.



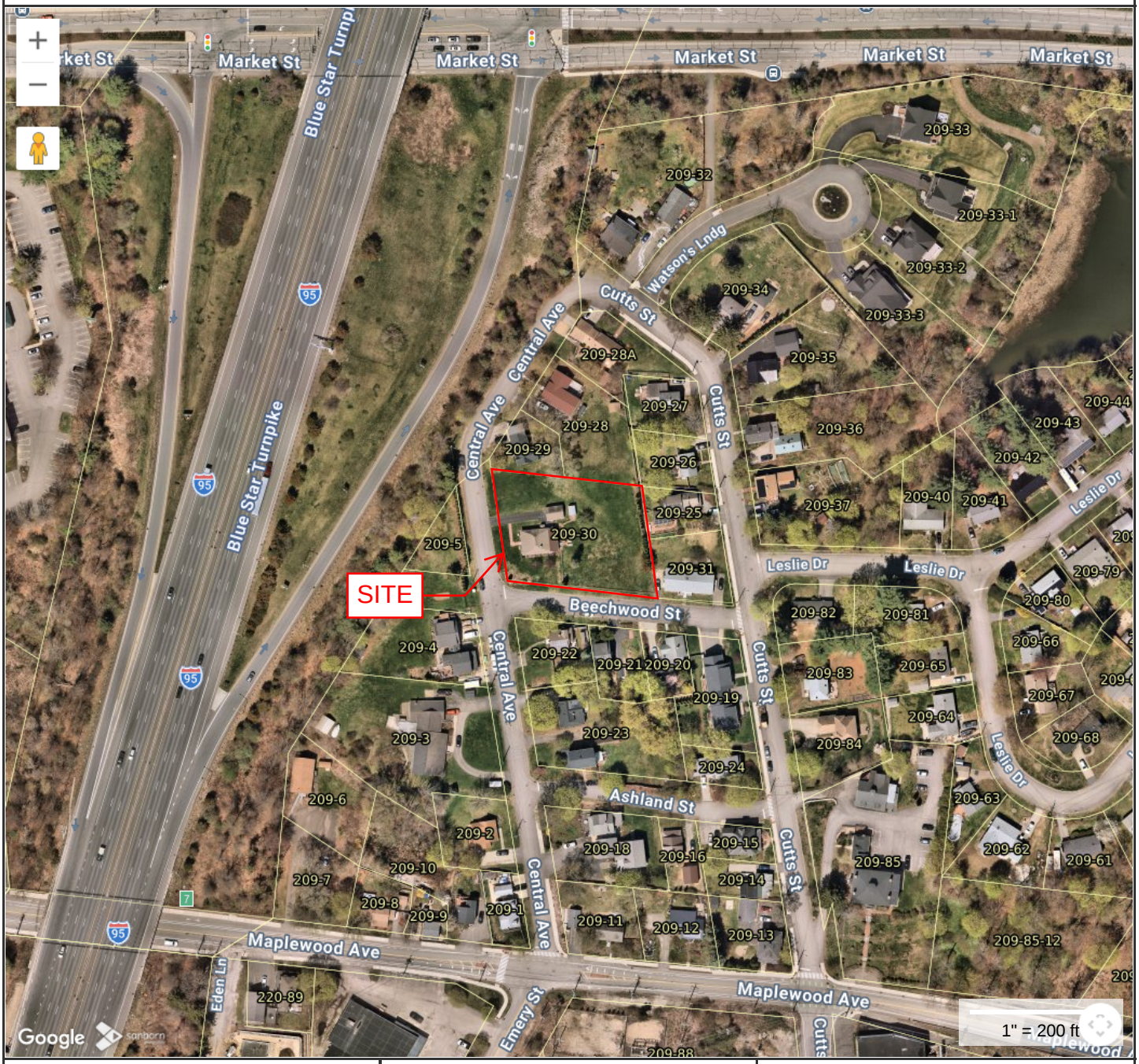
Figure 3 – Site view from the intersection of Central Avenue and Beechwood Street, looking east.



Figure 4 - Site view from Beechwood Street, looking northwest.

APPENDIX 5
TAX MAP

Tax Map



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/06/2026

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

APPENDIX 6
ZONING MAP

Zoning Map



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/06/2026

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Zoning



APPENDIX 7
NOISE ANALYSIS REPORT

Reuter Associates LLC
CONSULTANTS IN ACOUSTICS

10 Vaughan Mall, Suite 201A
Portsmouth, NH 03801
603-430-2081

June 5, 2026

Shawn Tobey, PE
Haley Ward
200 Griffin Rd. Unit 14
Portsmouth, NH 03801

SUBJECT: 20 Central Ave – Highway Noise Overlay District Analysis

Dear Shawn,

At your request, I have conducted a study of traffic noise levels at 20 Central Ave. in Portsmouth. This site lies within the City of Portsmouth's Highway Noise Overlay District, Section 10.670 of the Zoning Ordinance. As such, any redevelopment of the site is subject to both interior and exterior traffic noise level limits.

Sound Level Limits

Section 10.673 provides hourly-average limits for the interior of a dwelling (45 dBA) and outdoor activity areas (65 dBA), based on the "Loudest Traffic Hour Sound Level". Typical residential construction provides 20 dB of sound attenuation between the exterior and interior without any special insulation or glazing, making these limits effectively equivalent.

Analysis

The study was conducted in accordance with 10.675 Noise Analysis. Each subsection is addressed below:

(1) Description of the proposed development

> The development will include demolition of the existing single-family structure and subdivision of the parcel into three lots, each containing a new single-family residence.

(2) A narrative description of the proposed site configuration and any proposed noise mitigation measures.

> As indicated above, three house lots will be created. No noise mitigation is necessary or proposed.

(3) A diagram showing the proposed site configuration including the location of noise sensitive land uses and any proposed noise mitigation measures.

> Figure 1, attached, depicts the proposed subdivision. The three lots should be considered noise sensitive land uses. No noise mitigation is necessary or proposed.

(4) Unadjusted 60, 65 and 70 dBA noise contours for the loudest traffic hour sound levels shown as an overlay on the site diagram. Noise contours must be developed using the FHWA Transportation Noise Model (or a replacement model that has been approved by the FHWA).

A computer model of the site was constructed in SoundPlan. Calculations were conducted using the required FHWA TNM 2.5 engine. Traffic count data for the relevant section of I-95 were obtained from the NHDOT database, as presented in the attached Figure 2.

As "loudest hour" is not a conventional traffic noise metric (average hour and peak hour are typical), the DHV-30 value was used as a conservative surrogate. This design hour volume represents the 30th-highest volume hour of the year. The most recent traffic count was 2022. However, the 2020-2022 counts show a decrease in volume that is presumably attributable to the Covid-19 pandemic. As no DHV-30 value was published for 2019, the 2018 value was used.

Use of the DHV-30 as a surrogate for the loudest hour was validated with field measurements for the One Clark Drive project permitted in 2020.

Traffic counts used in the model were 8730 automobiles and 759 heavy trucks, divided evenly across the northbound and southbound lanes. This represents the 92% - 8% split between passenger and commercial vehicles from the 2018 traffic data.

Figure 1, attached, depicts the 60-, 65- and 70-dBA noise level contours.

The entire development is outside of the 65-dBA contour. Any portion of the site may be used for outdoor activities and dwellings of typical design and construction may exist at any location on any of the parcels.

(5) [not applicable]

Summary

The proposed redevelopment of 20 Central Ave. will meet the requirements of the Highway Noise Overlay District without noise mitigation.

Please feel free to contact me with any questions.

Sincerely,



Eric L. Reuter, FASA, INCE Bd. Cert.
Principal

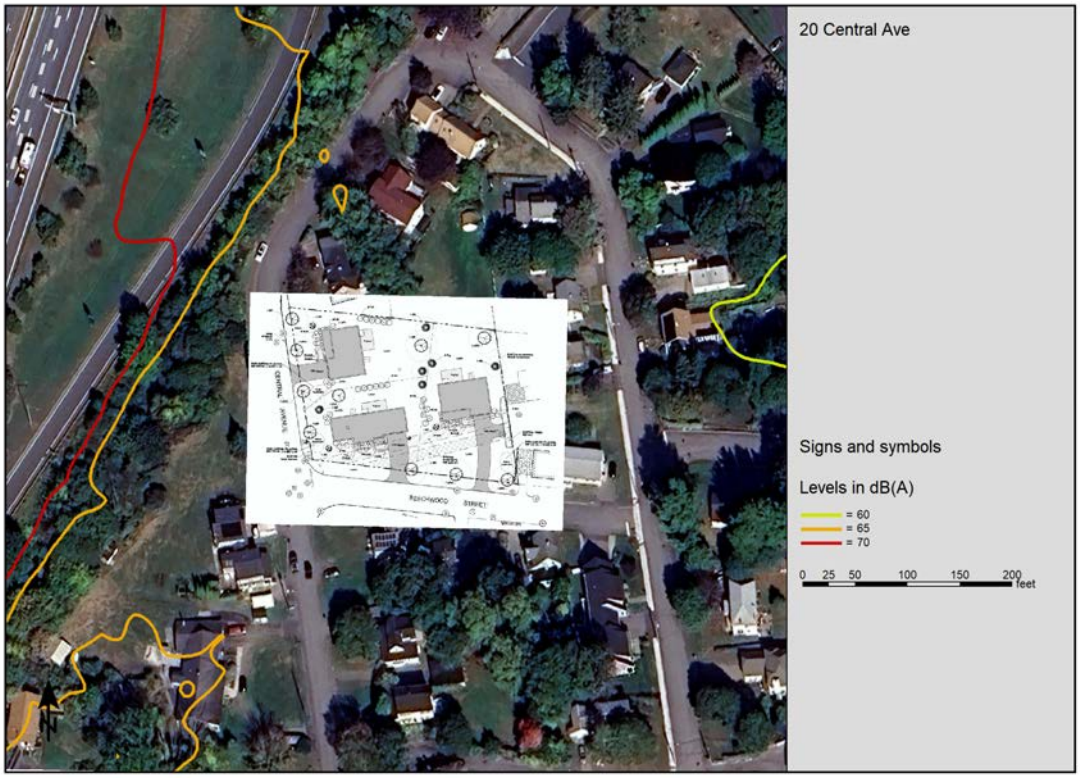


Figure 1 – Site Plan and Noise Contours

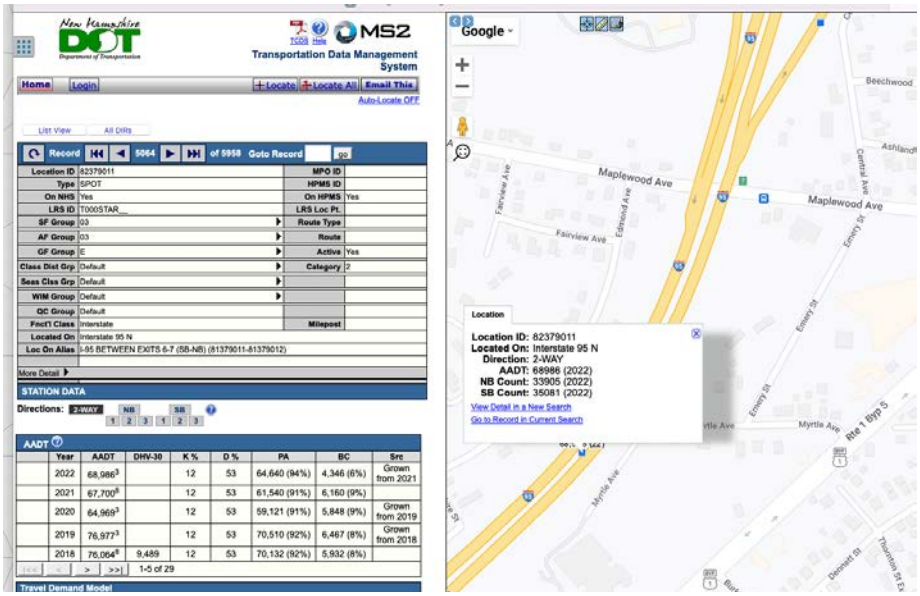


Figure 2 – NHDOT Traffic Data

APPENDIX 8
TRIP GENERATION LETTER AND DATA

September 23, 2026

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Trip Generation Letter
20 Central Avenue
Proposed Multifamily Development

INTRODUCTION

On behalf of Copley Properties (Copley), we hereby submit this Trip Generation Letter in support of the applicant's filing with the Portsmouth Technical Advisory Committee for Site Plan approval. Copley seeks to construct 3 single-family residential units under a condominium agreement at the site, which is currently occupied by the owner, Marissa Valverde.

TRIP GENERATION

Trip Generation for the site has been calculated using the Institute of Transportation Engineer's (ITE) publication, Trip Generation, 12th Edition. Land Use Code (LUC) 180 – Specialty Trade Contractor was selected for the existing use and 210 – Single-Family Detached Housing was selected for the proposed use. Below is a summary of the existing and proposed AM and PM Peak Hour Trips for the site.

EXISTING TRAFFIC

Weekday AM Peak Hour of Generator = 0.75 Trips per Dwelling Unit (LUC 210)
Dwelling Units = 1
1 X 0.75 Trip Ends = **1 trip** (27% entering, 73% exiting)

Weekday PM Peak Hour of Generator = 0.97 Trips per Dwelling Unit (LUC 210)
Dwelling Units = 1
1 X 0.97 Trip Ends = **1 trip** (63% entering; 37% exiting)

PROPOSED TRAFFIC

Weekday AM Peak Hour of Generator = 0.75 Trips per Dwelling Unit (LUC 210)
Dwelling Units = 3
3 X 0.75 Trip Ends = **3 trips** (27% entering, 73% exiting)

Weekday PM Peak Hour of Generator = 0.97 Trips per Dwelling Unit (LUC 210)
Dwelling Units = 3

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

3 X 0.97 Trip Ends = **3 trips** (63% entering; 37% exiting)

CONCLUSION

As demonstrated above, the proposed project will result in an insignificant increase for the number of trips in both the Weekday AM and PM Peak hours. Therefore, the proposed development will not affect the traffic patterns of the surrounding neighborhood.

Sincerely,
Haley Ward, Inc.



Drew Olehowski, PE
Project Manager

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

Single-Family Detached Housing
(210)

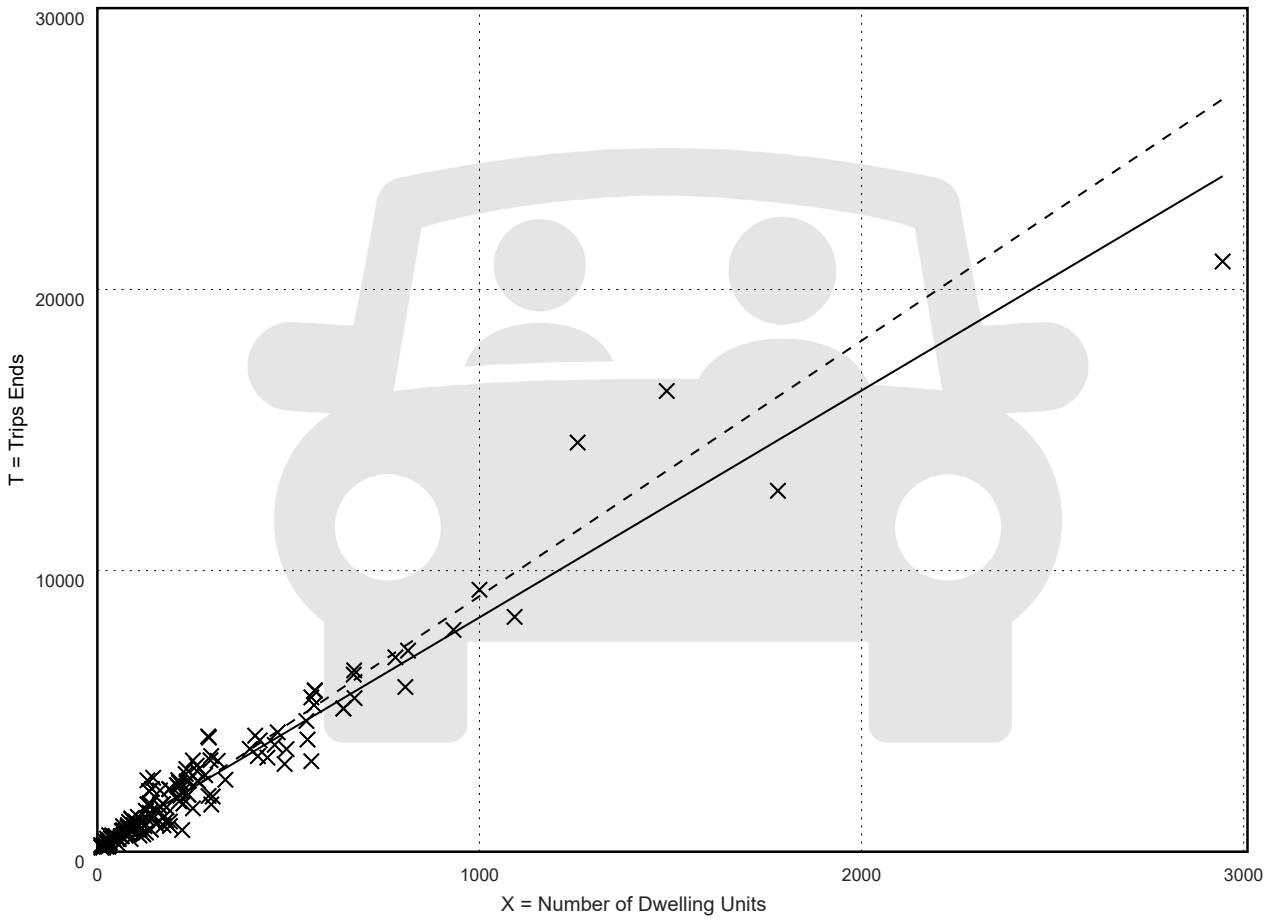
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Fitted Curve Equation: T = 8.07(X) + 265.45

R^2= 0.94

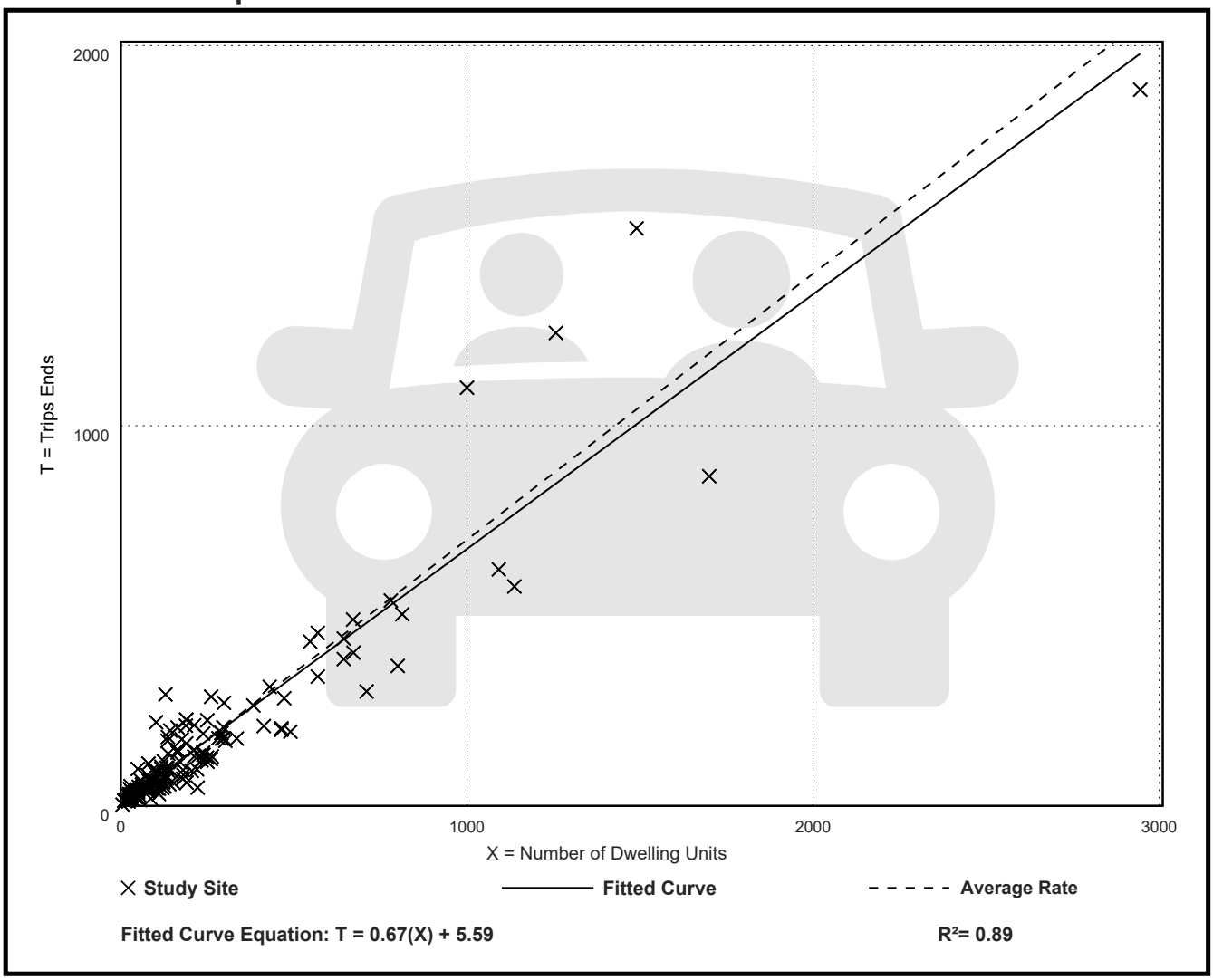
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	153
Avg. Num. of Dwelling Units:	239
Directional Distribution:	27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Fitted Curve Equation: T = 0.67(X) + 5.59

R^2= 0.89

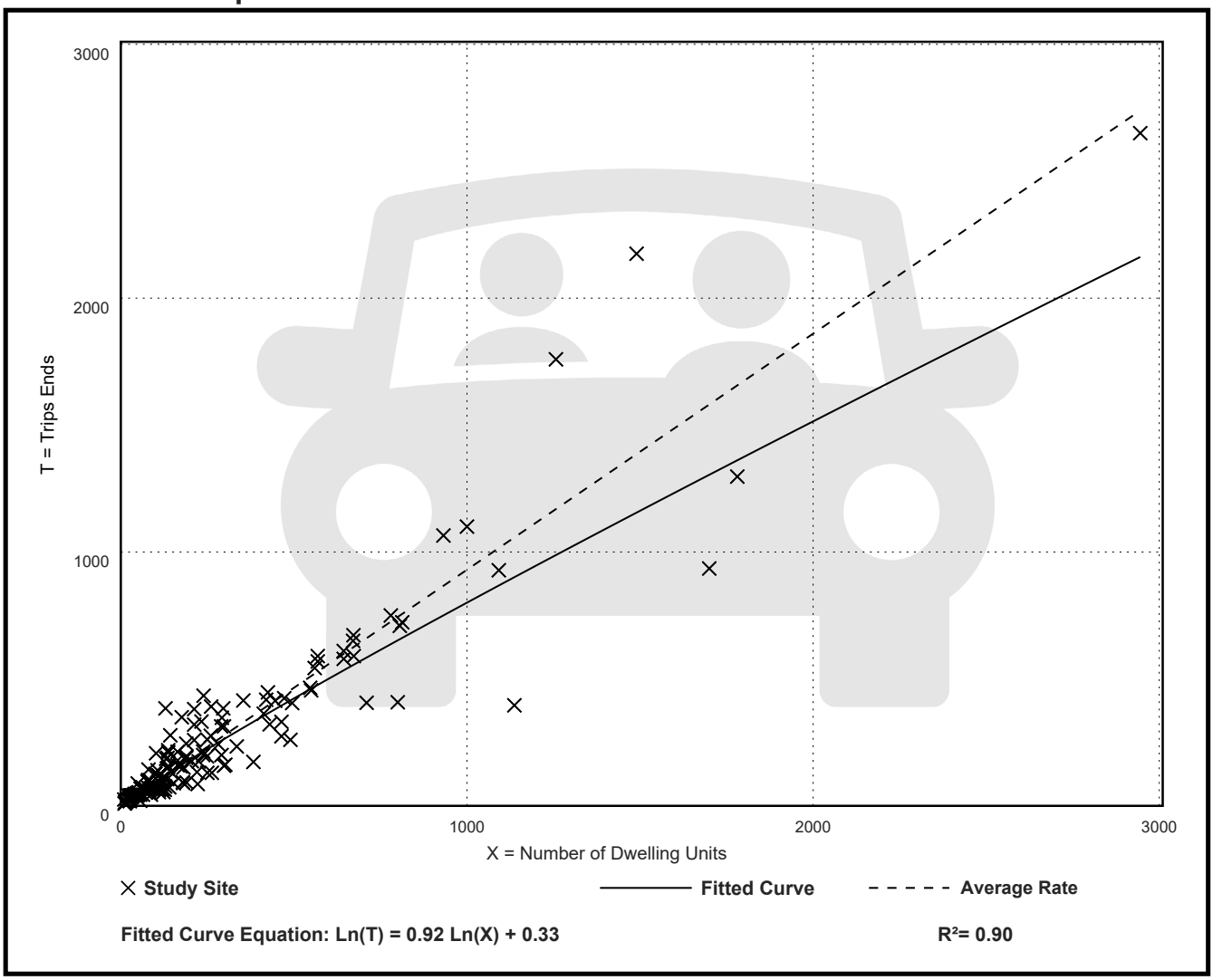
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Single-Family Detached Housing
(210)

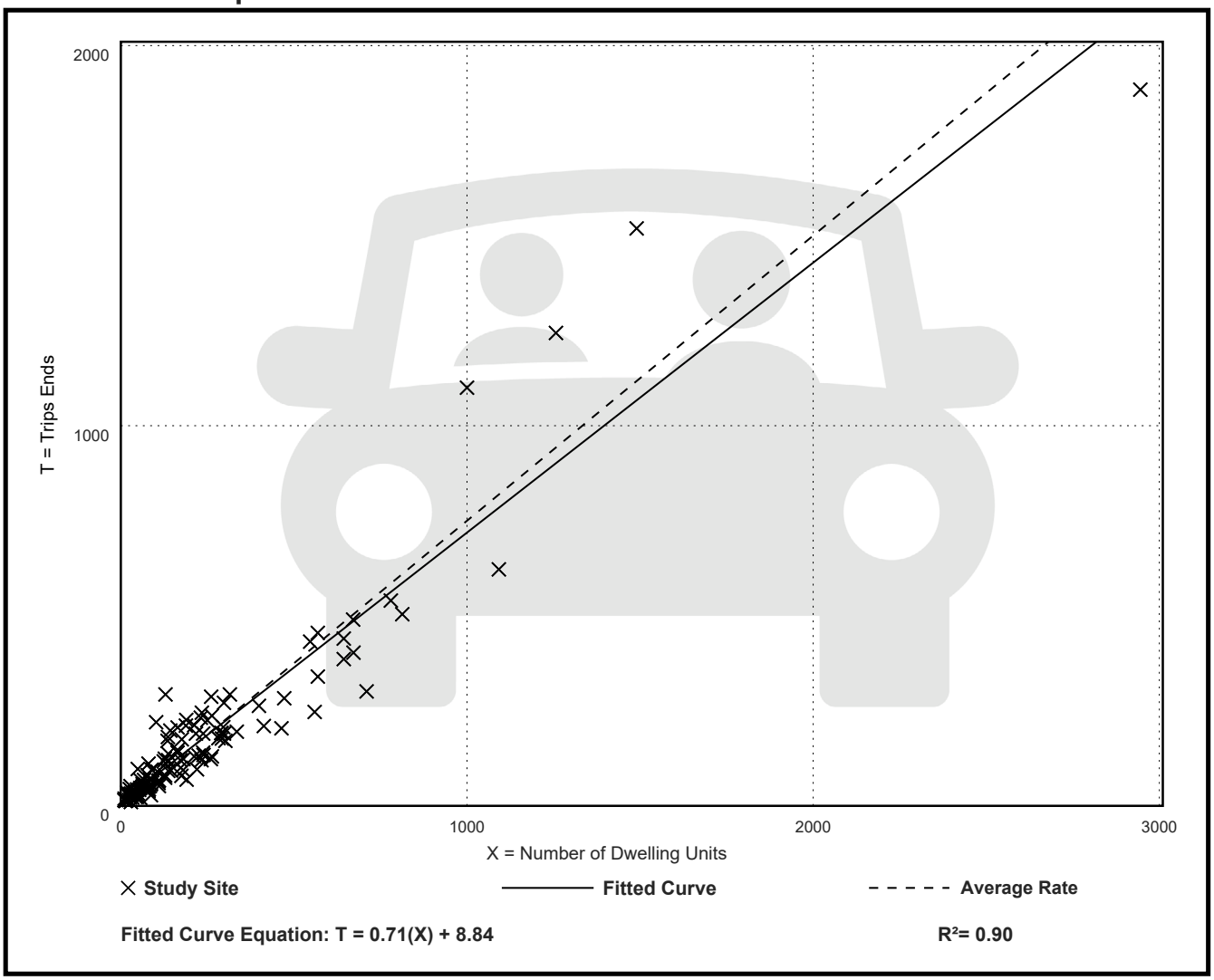
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 132
Avg. Num. of Dwelling Units: 232
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.32 - 2.27	0.26

Data Plot and Equation



Fitted Curve Equation: T = 0.71(X) + 8.84

R^2= 0.90

Single-Family Detached Housing
(210)

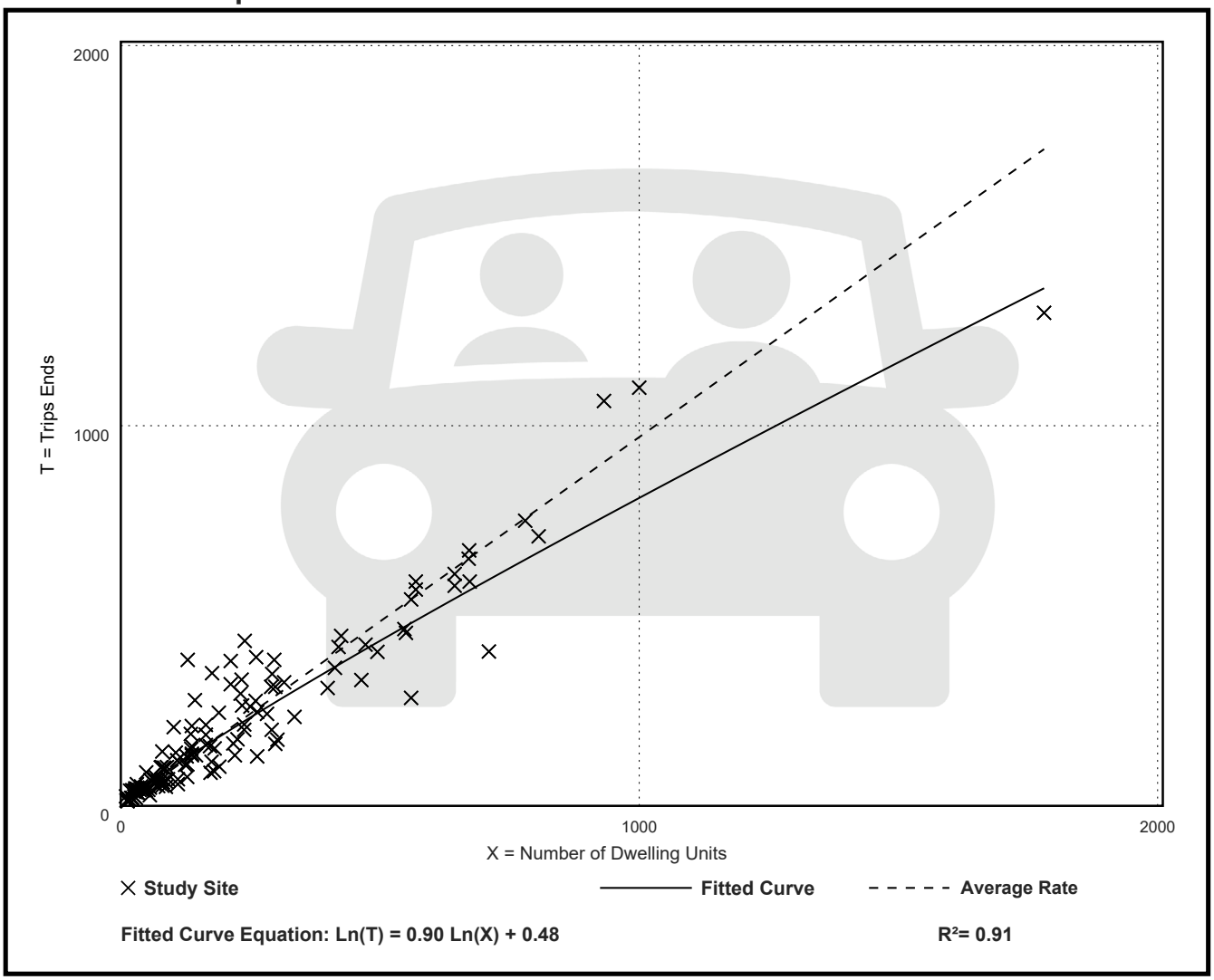
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 138
Avg. Num. of Dwelling Units: 214
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.97	0.49 - 2.98	0.32

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.90 Ln(X) + 0.48

R^2= 0.91

Single-Family Detached Housing
(210)

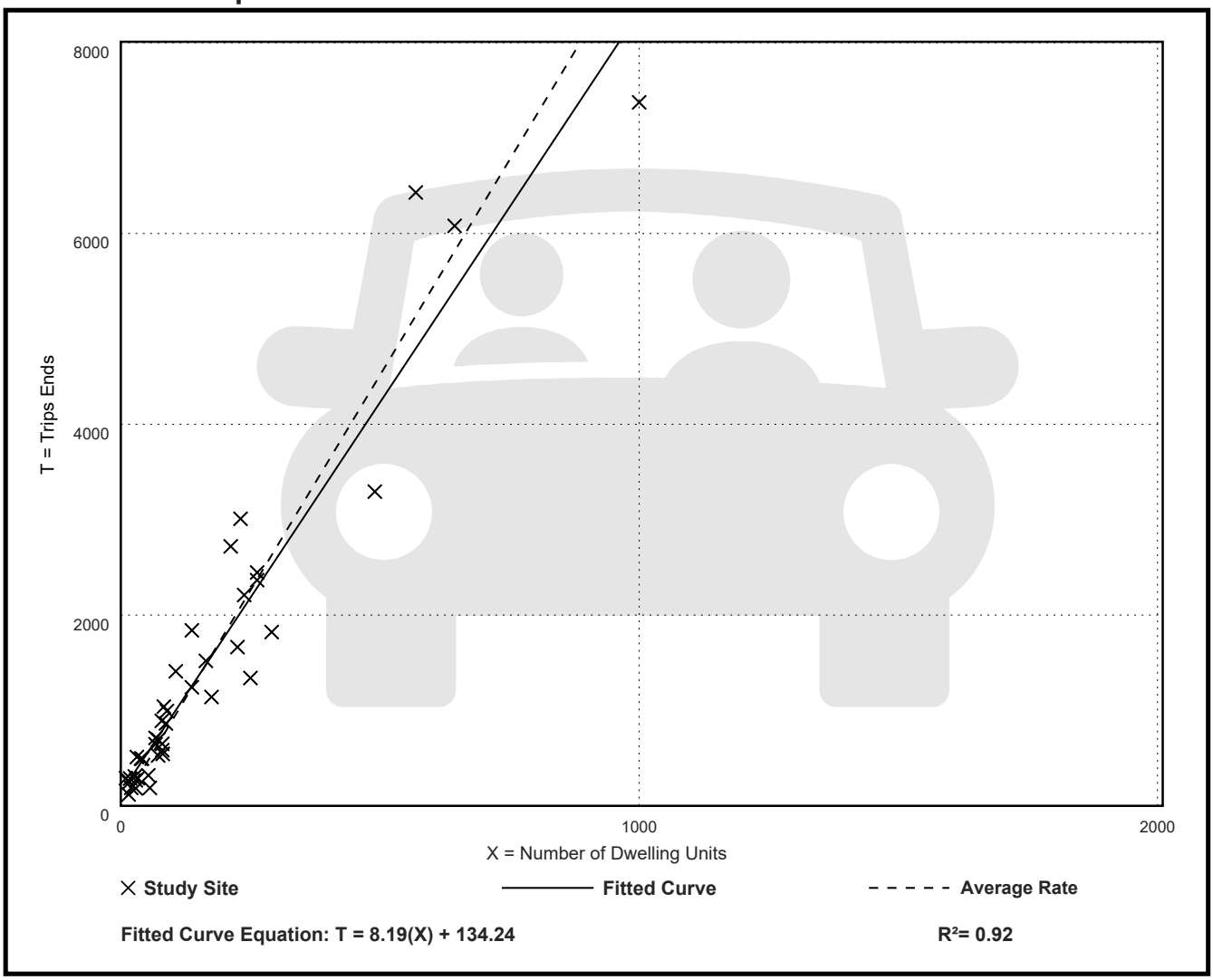
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 42
Avg. Num. of Dwelling Units: 159
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.03	3.36 - 28.90	2.51

Data Plot and Equation



Fitted Curve Equation: T = 8.19(X) + 134.24

R^2= 0.92

Single-Family Detached Housing
(210)

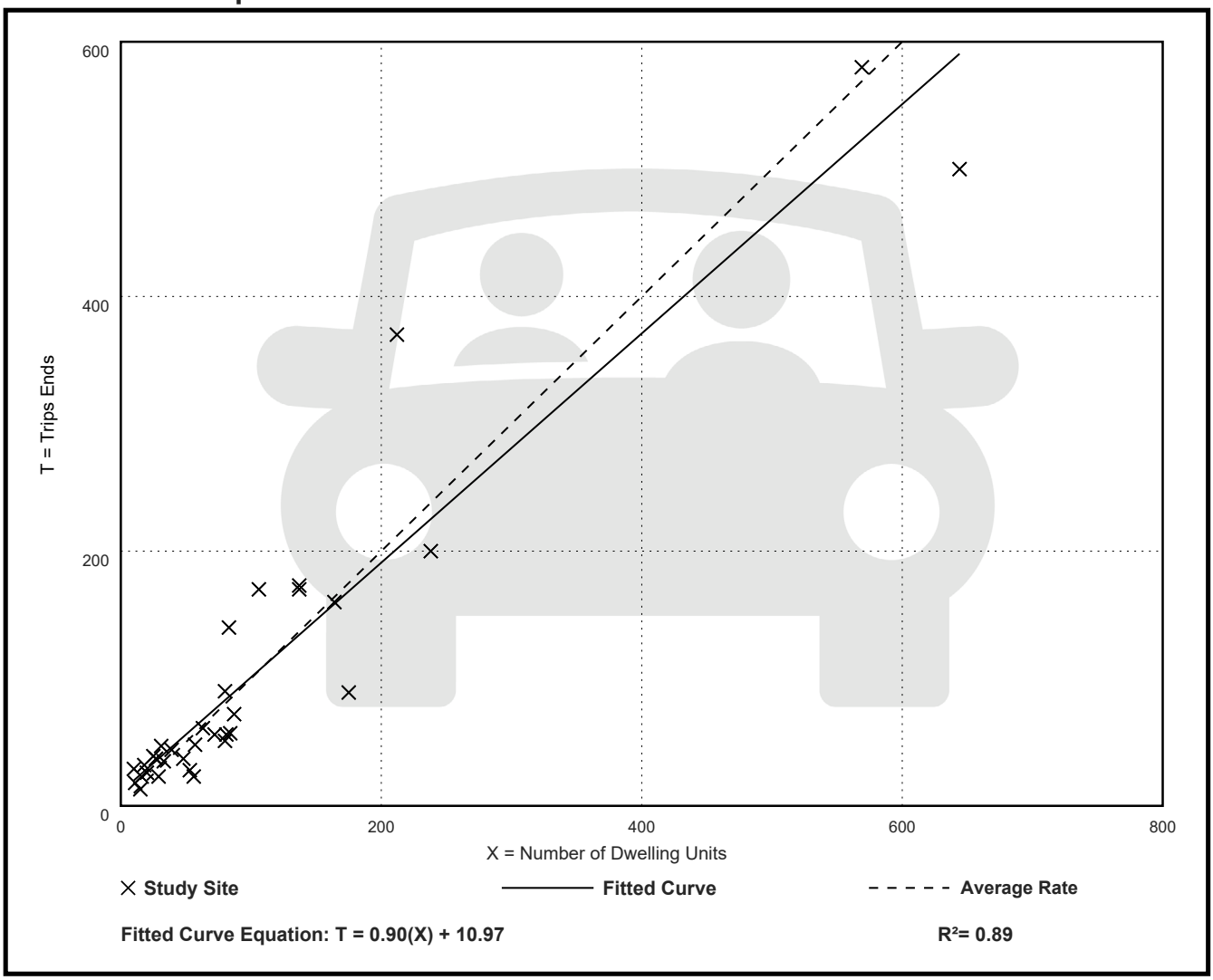
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 33
Avg. Num. of Dwelling Units: 106
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.41 - 2.90	0.36

Data Plot and Equation



Fitted Curve Equation: T = 0.90(X) + 10.97

R^2= 0.89

Single-Family Detached Housing
(210)

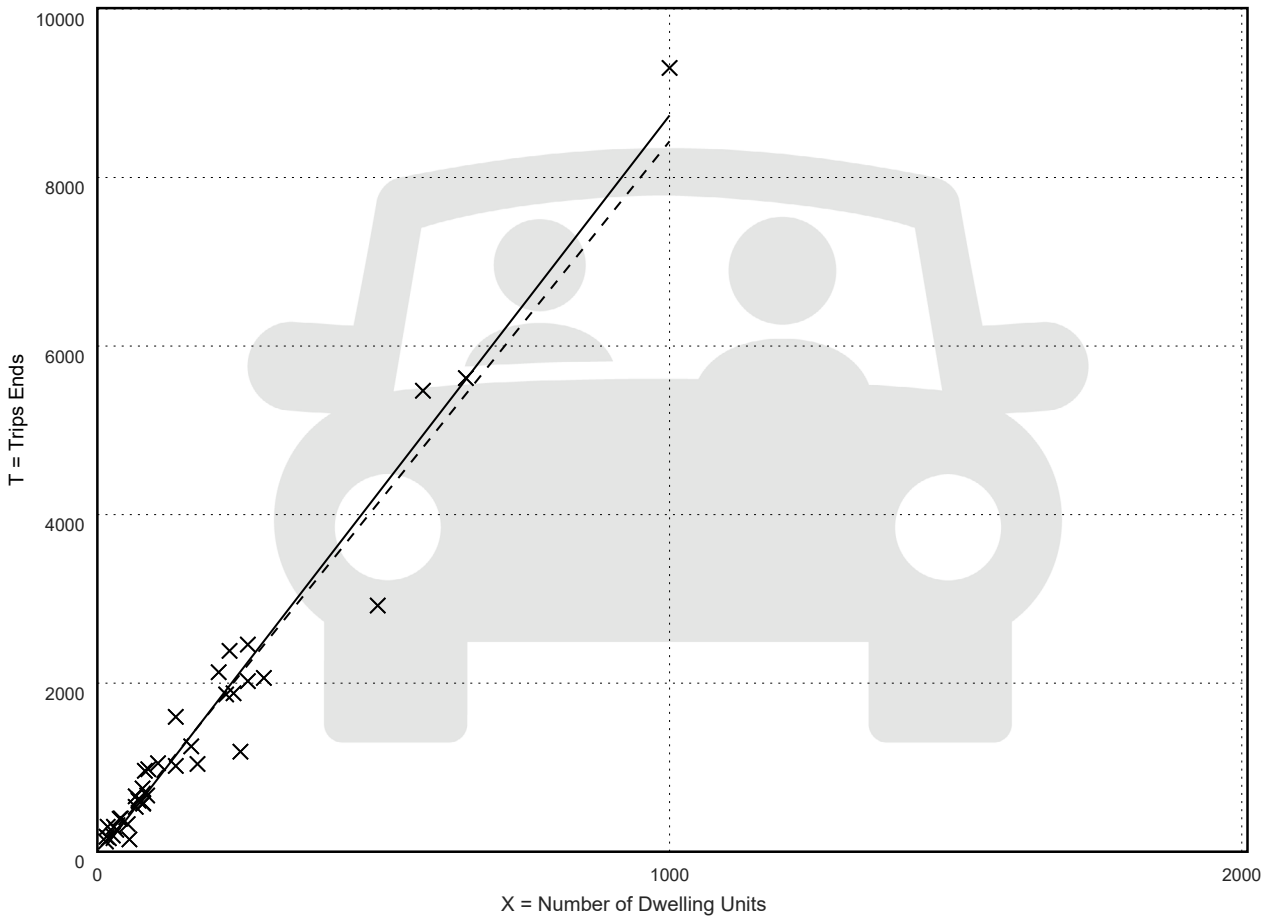
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Sunday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 38
Avg. Num. of Dwelling Units: 172
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
8.43	2.61 - 16.44	1.73

Data Plot and Equation



Fitted Curve Equation: T = 8.80(X) - 63.18

R^2= 0.96

Single-Family Detached Housing
(210)

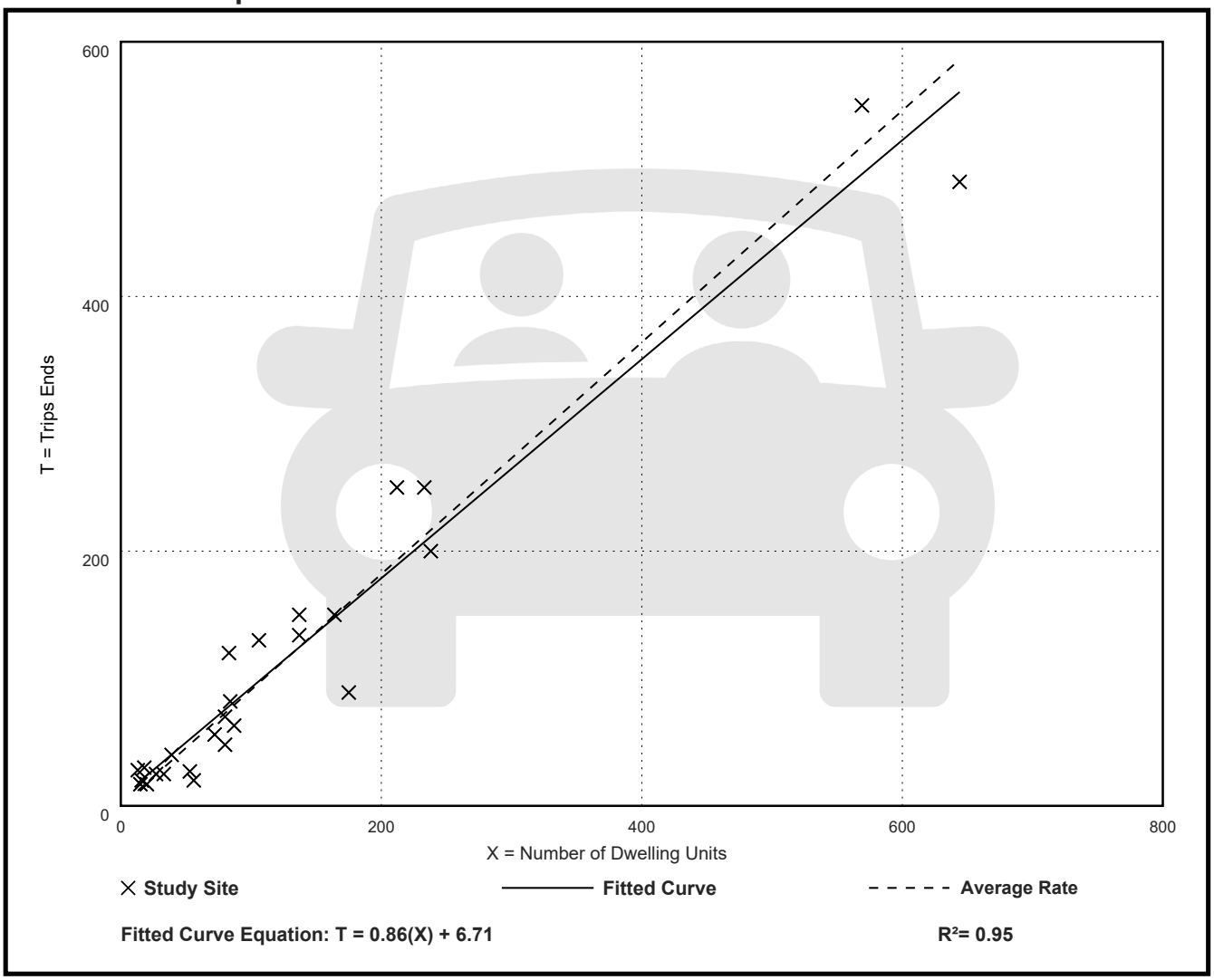
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Sunday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 26
Avg. Num. of Dwelling Units: 130
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.91	0.36 - 2.15	0.23

Data Plot and Equation



Single-Family Detached Housing
(210)

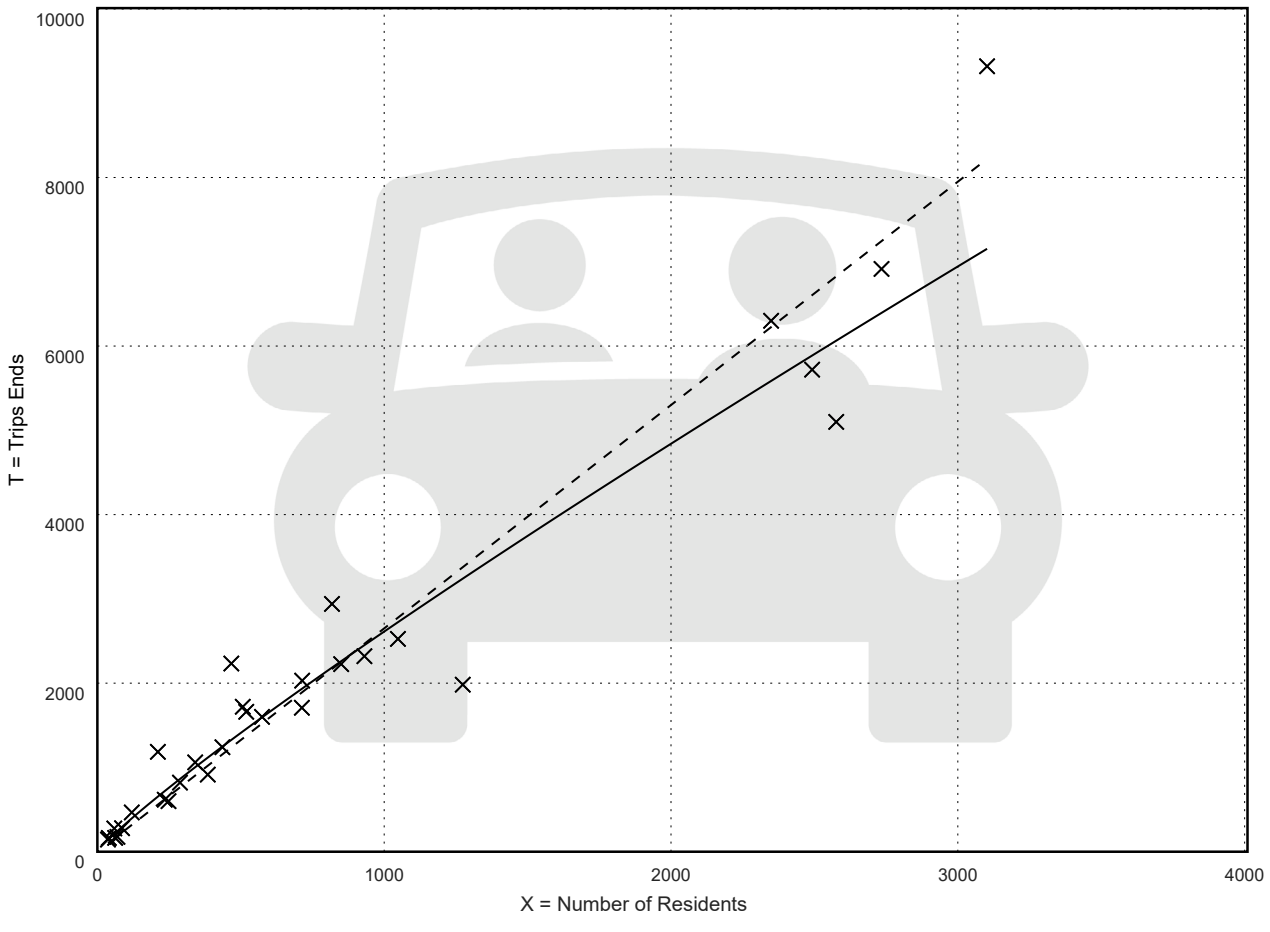
Vehicle Trip Ends vs: **Residents**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 30
Avg. Num. of Residents: 810
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.65	1.56 - 5.62	0.64

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.89 Ln(X) + 1.72

R^2= 0.96

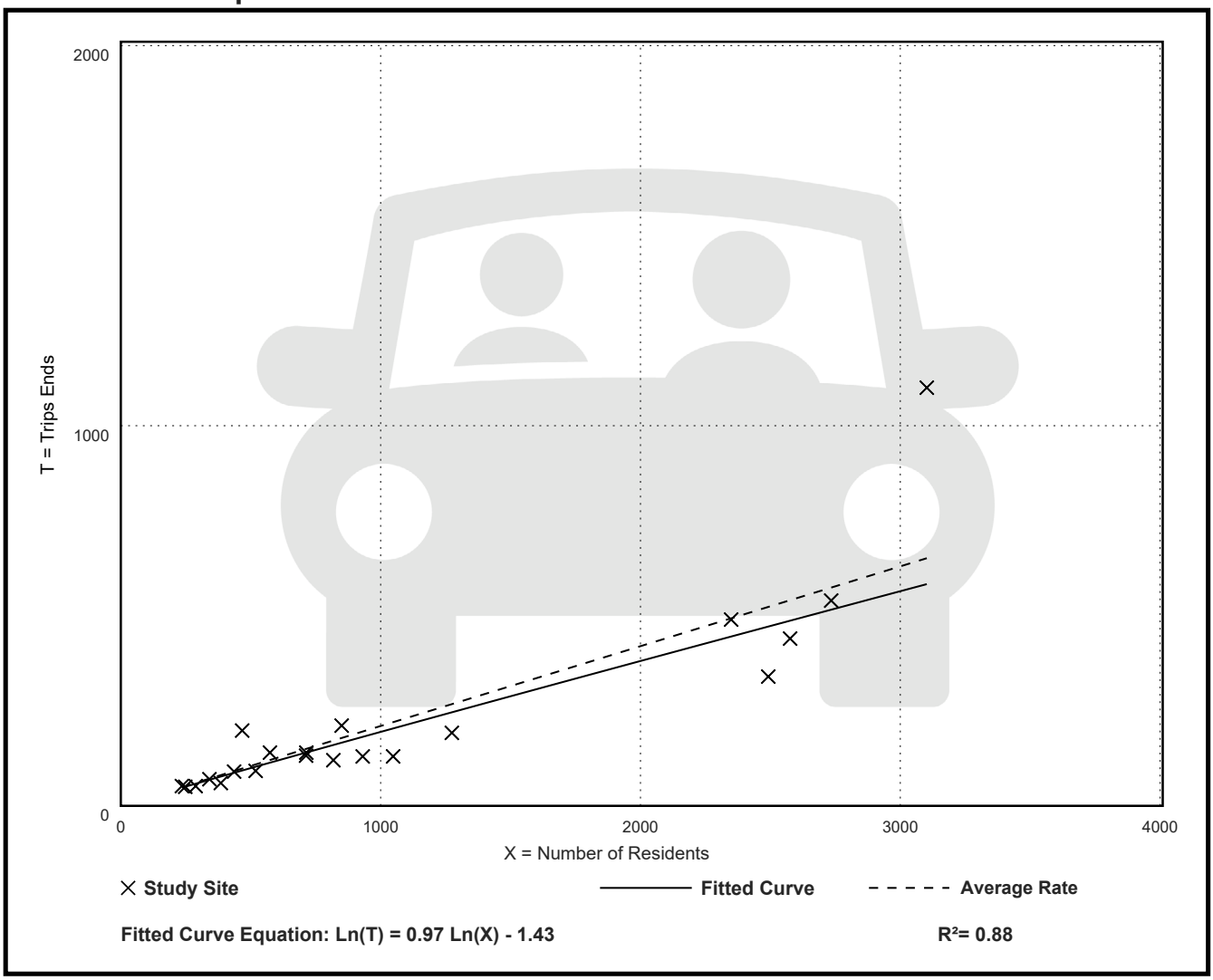
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Residents**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	21
Avg. Num. of Residents:	1100
Directional Distribution:	31% entering, 69% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.21	0.12 - 0.42	0.08

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.97 Ln(X) - 1.43

R^2= 0.88

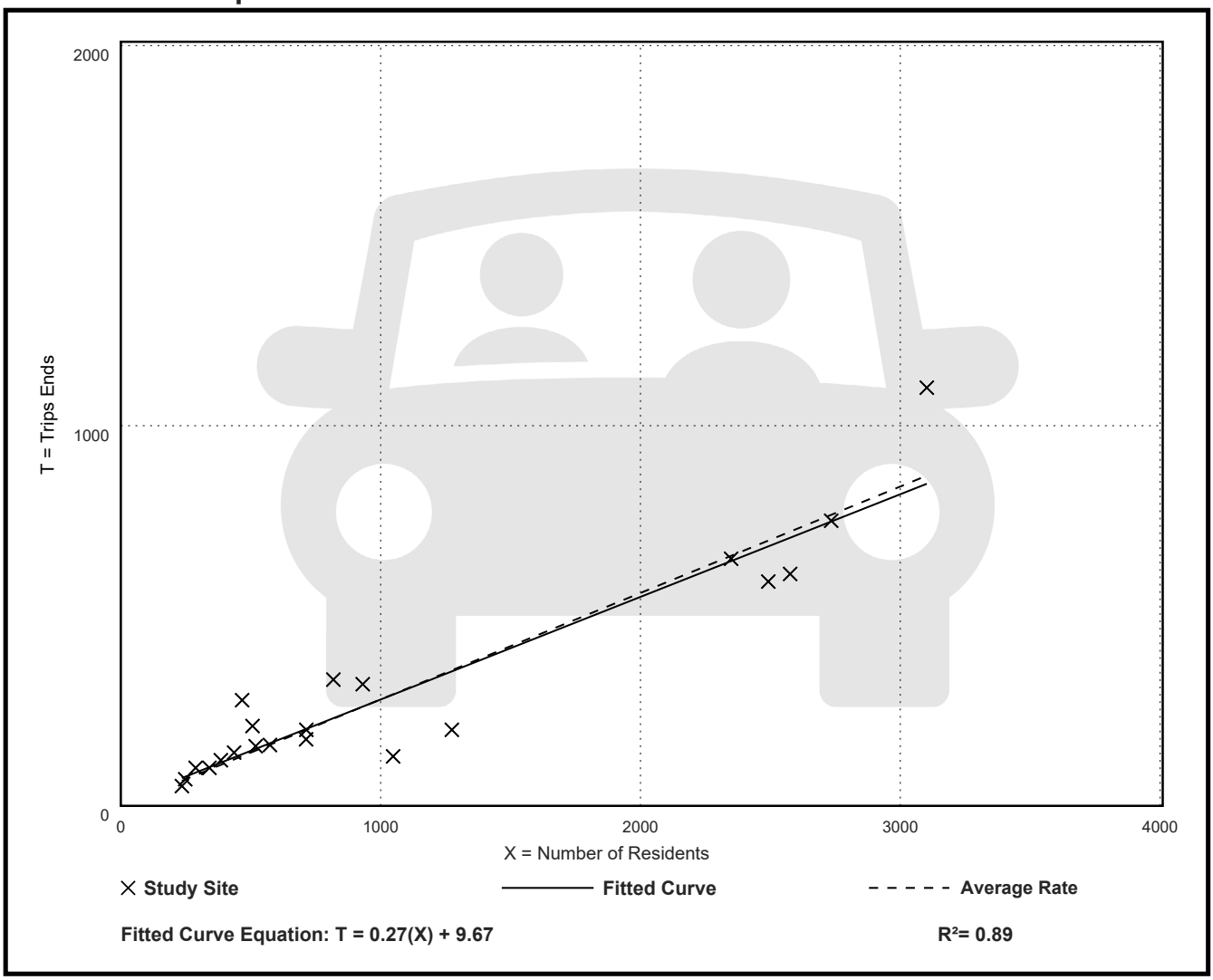
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Residents**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	21
Avg. Num. of Residents:	1083
Directional Distribution:	66% entering, 34% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.28	0.12 - 0.60	0.08

Data Plot and Equation



Fitted Curve Equation: T = 0.27(X) + 9.67

R^2= 0.89

Single-Family Detached Housing
(210)

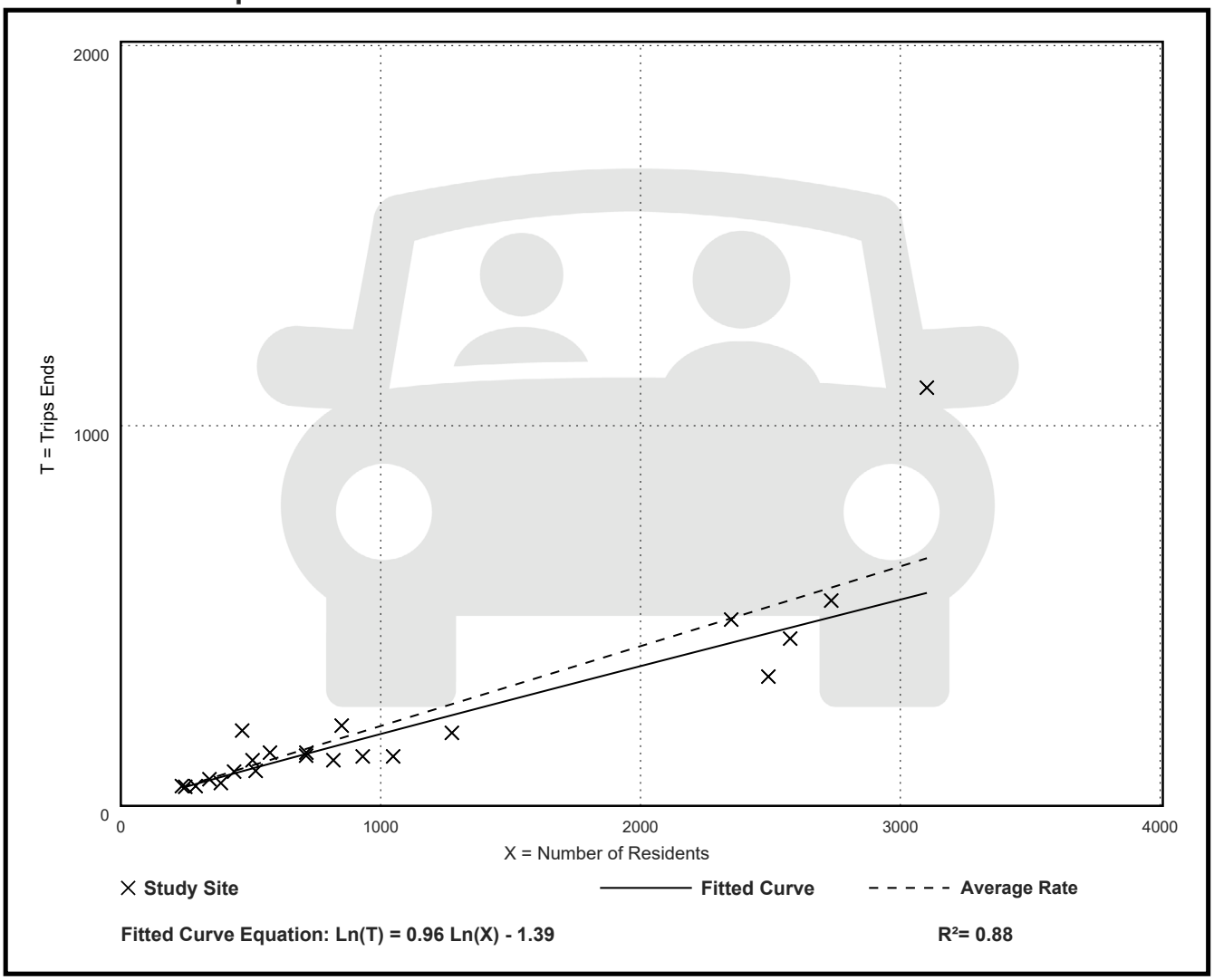
Vehicle Trip Ends vs: **Residents**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Residents: 1073
Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.21	0.12 - 0.42	0.08

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.96 Ln(X) - 1.39

R^2= 0.88

Single-Family Detached Housing
(210)

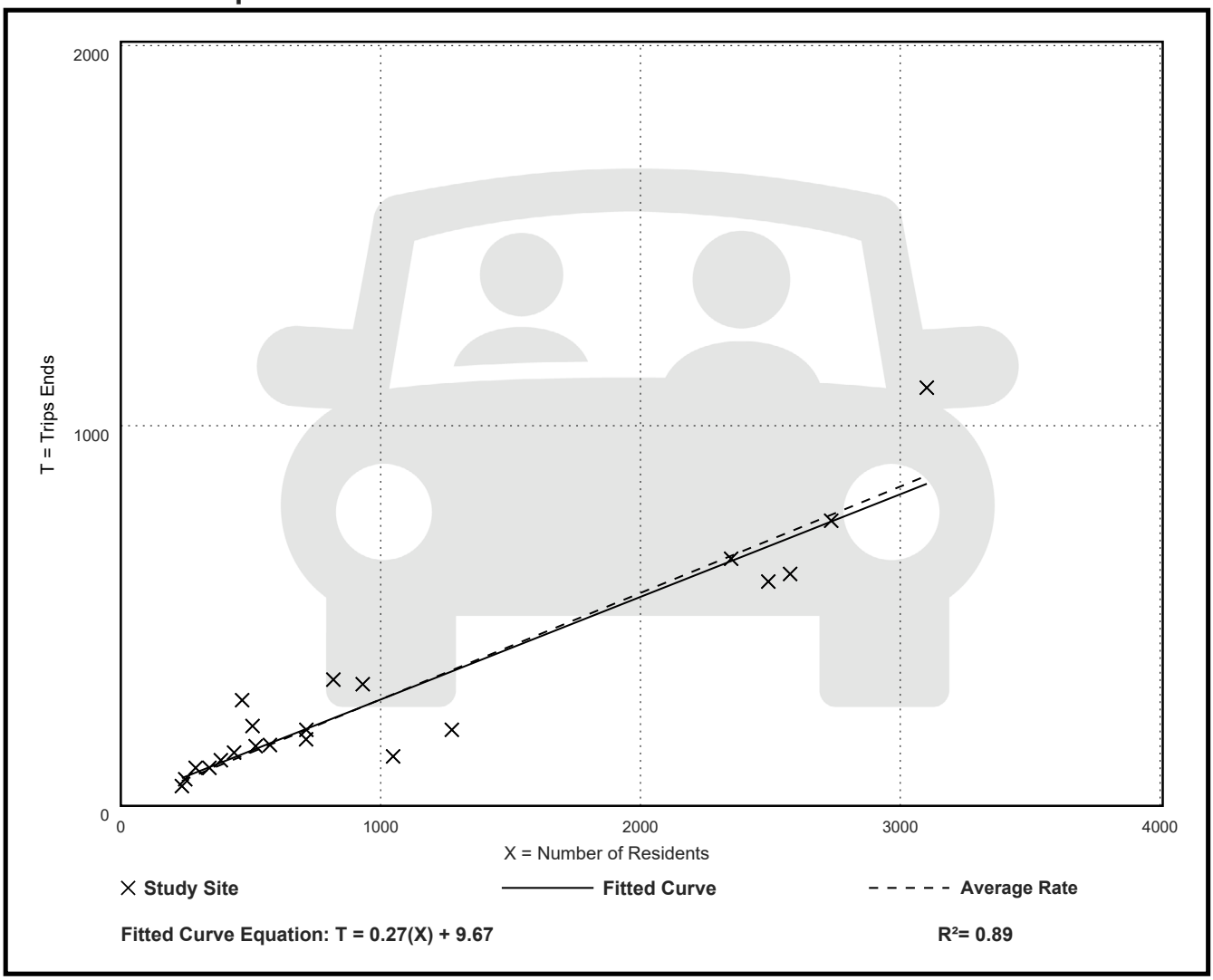
Vehicle Trip Ends vs: **Residents**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 21
Avg. Num. of Residents: 1083
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.28	0.12 - 0.60	0.08

Data Plot and Equation



Fitted Curve Equation: T = 0.27(X) + 9.67

R^2= 0.89

Single-Family Detached Housing
(210)

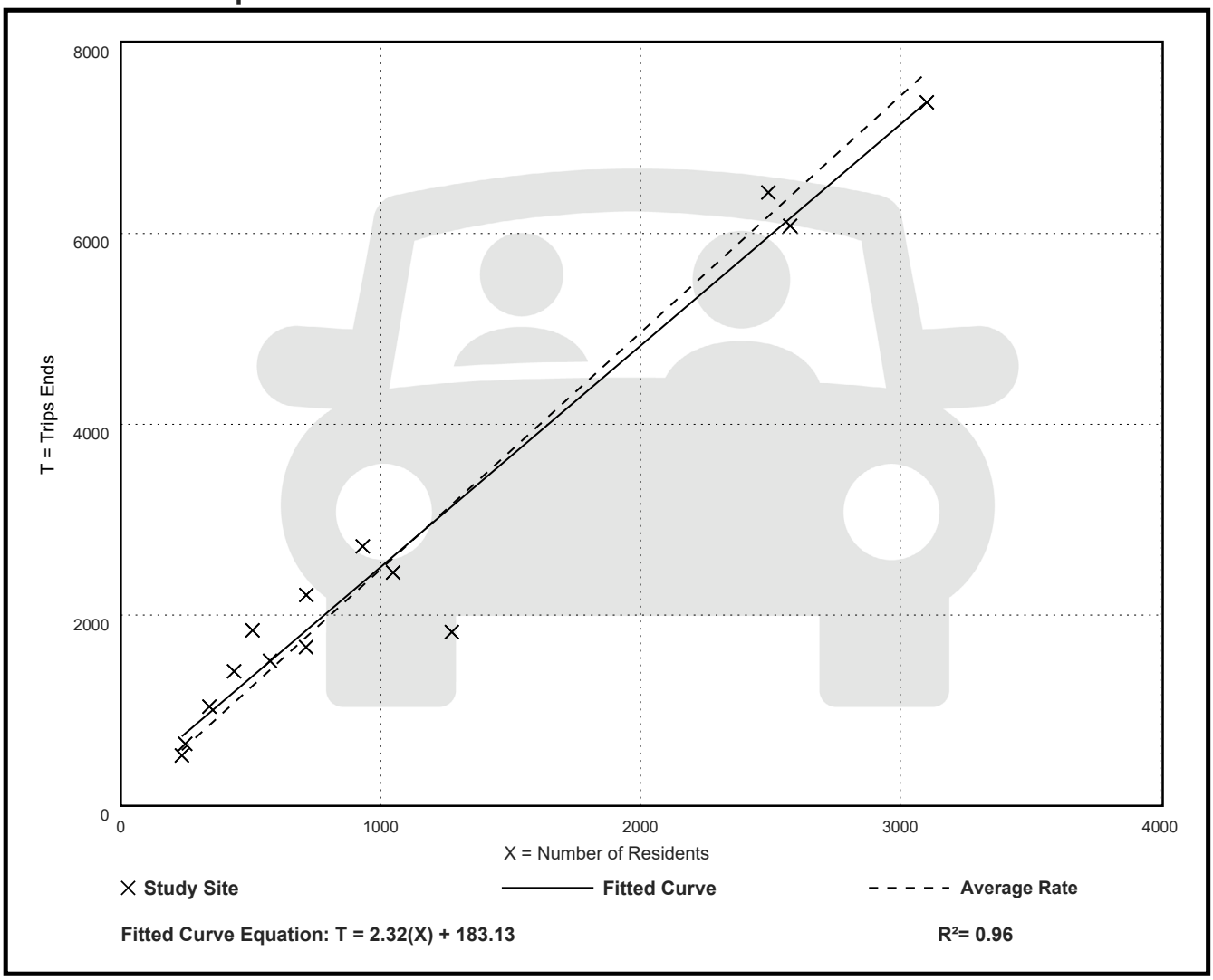
Vehicle Trip Ends vs: **Residents**
On a: **Saturday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 14
Avg. Num. of Residents: 1085
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.48	1.43 - 3.63	0.46

Data Plot and Equation



Fitted Curve Equation: T = 2.32(X) + 183.13

R^2= 0.96

Single-Family Detached Housing
(210)

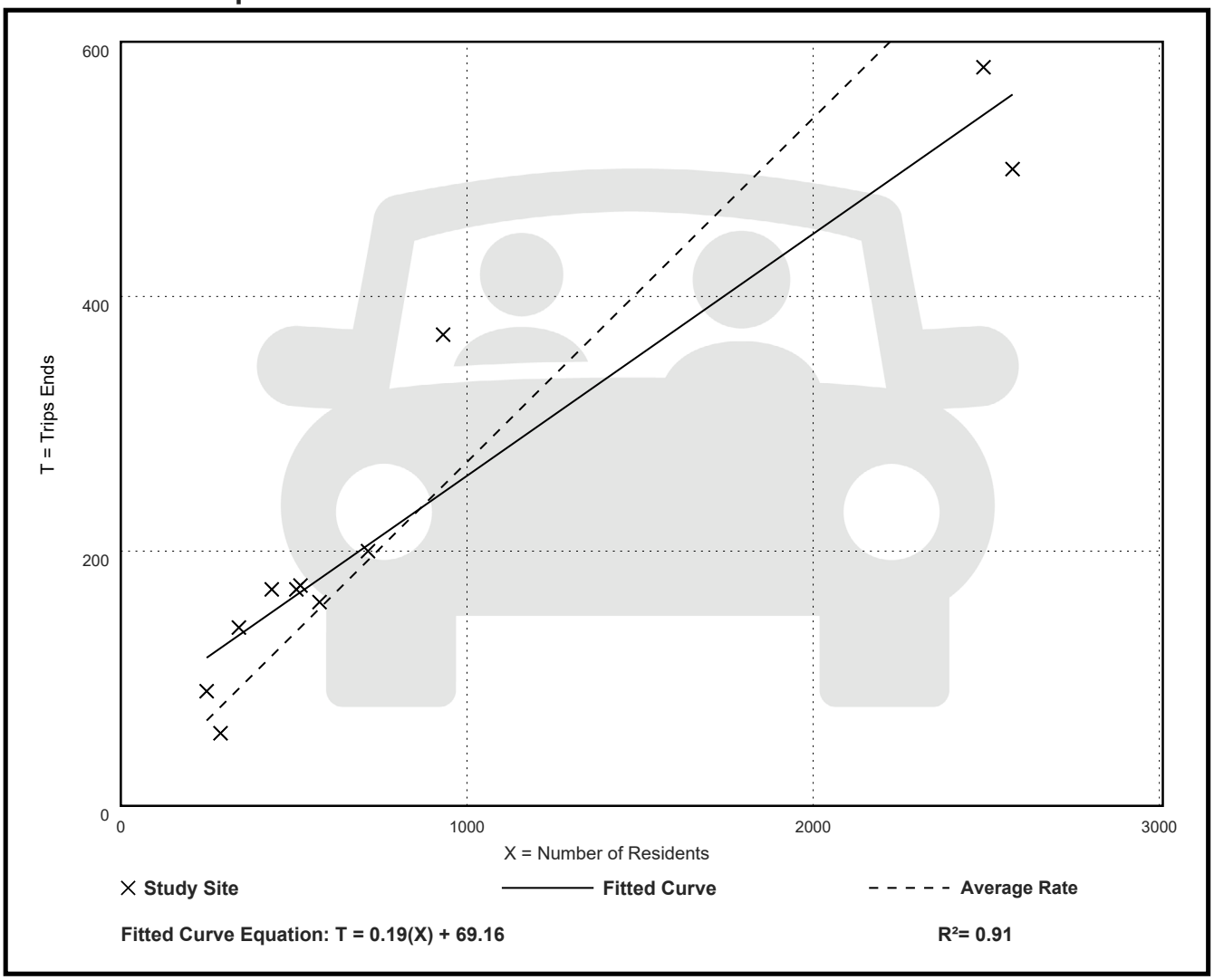
Vehicle Trip Ends vs: **Residents**
On a: **Saturday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Residents: 875
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.27	0.19 - 0.41	0.08

Data Plot and Equation



Fitted Curve Equation: T = 0.19(X) + 69.16

R^2= 0.91

Single-Family Detached Housing
(210)

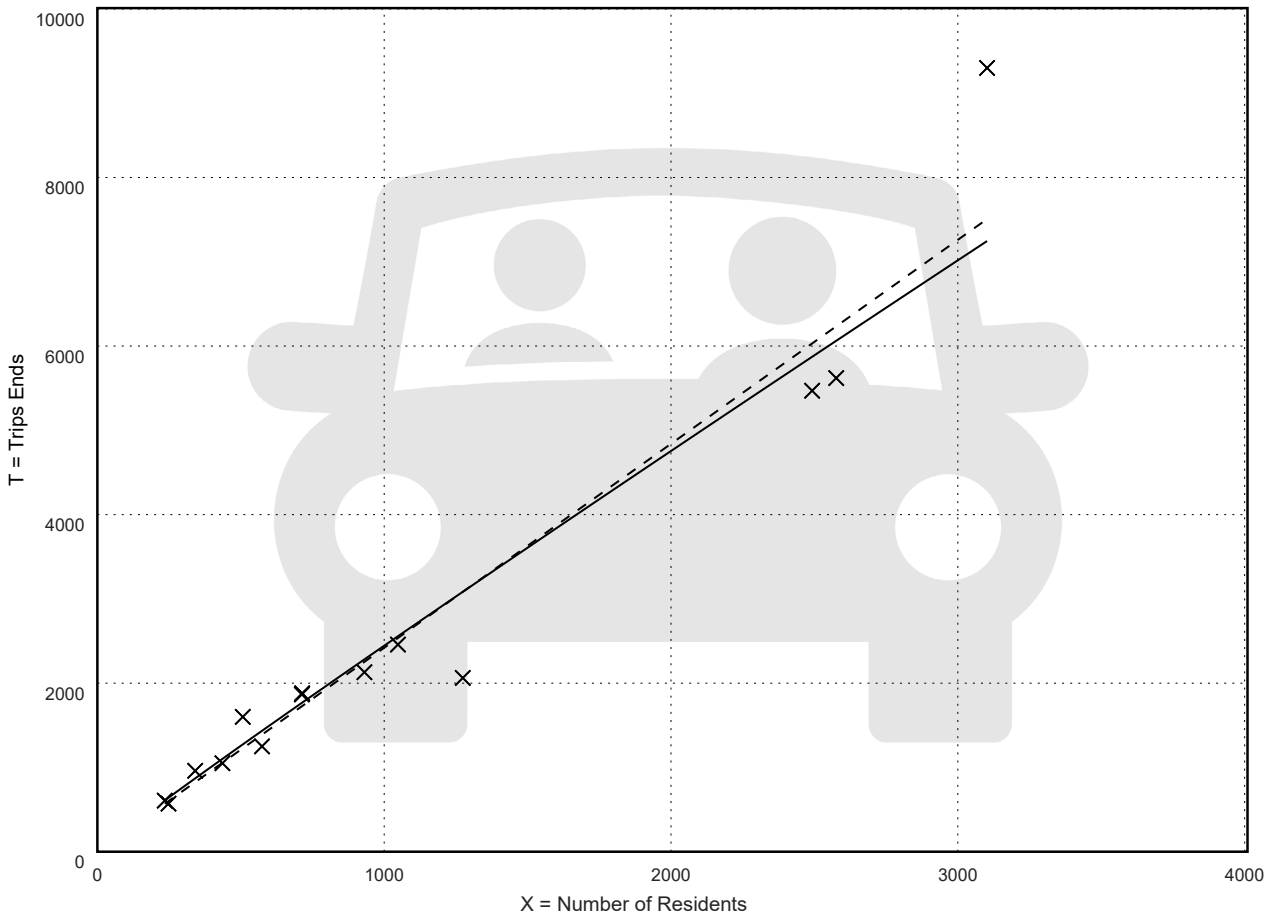
Vehicle Trip Ends vs: **Residents**
On a: **Sunday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 14
Avg. Num. of Residents: 1085
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.42	1.62 - 3.16	0.43

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.96 Ln(X) + 1.17

R^2= 0.96

Single-Family Detached Housing
(210)

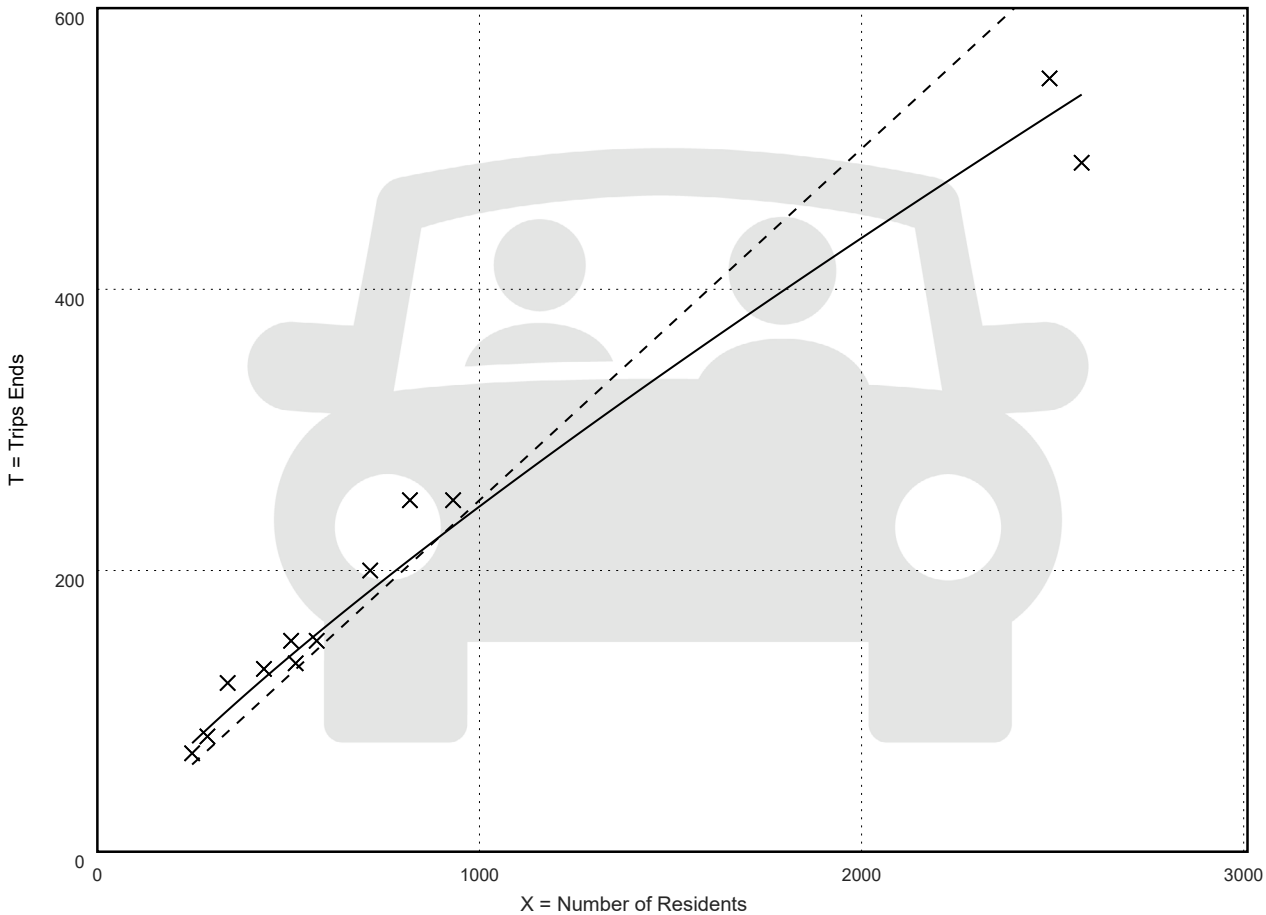
Vehicle Trip Ends vs: **Residents**
On a: **Sunday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 12
Avg. Num. of Residents: 870
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.25	0.19 - 0.35	0.05

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.83 Ln(X) - 0.23

R^2= 0.98

APPENDIX 9
EVERSOURCE COORDINATION EMAIL

Outlook

Work Request Submission Confirmation #26357235

From Eversource Do Not Reply <noreply@notifications.eversource.com>
Date Wed 5/6/2026 11:58 AM
To Paul Dimmick <pdimmick@haleyward.com>

You don't often get email from noreply@notifications.eversource.com. Learn why this is important

EVERSOURCE

Work Request Submission Confirmation

Work Request Type:
Customer Requested Work (Private)

Work Request Number:
26357235

Job Location:
20 CENTRAL AVENUE

Dear Valued Customer,

We received your work request with the following information:

* Request Type: Customer Requested Work (Private)
* Request Number: 26357235
* Work Requested Date: 2026-05-06
* Job Location: 20 CENTRAL AVENUE
* Contractor Name: PAUL DIMMICK
* Contractor Phone Number: 6034309282

NOTE: This email confirms we received your request and does not imply that work will be performed.

Log into your Eversource.com account to track the status of your request. For questions or to cancel your request, call or email us and we'll be happy to assist you.

Sincerely,
Eversource Electric Service Support Center.
18003627764
NHNewService@eversource.com

Please save this confirmation email for your records.
This is an unmonitored mailbox - please do not reply.

APPENDIX 10
UNITIL "WILL SERVE" LETTER

May 6, 2026

Paul Dimmick
Haley Ward
200 Griffin Rd Unit 14
Portsmouth NH 03801

RE: Natural Gas Availability to 20 Central Ave Portsmouth NH

Dear Paul,

Unitil's natural gas division has reviewed the requested site for natural gas service.

Unitil hereby confirms natural gas service will be available to 20 Central Ave,Portsmouth NH to serve a three unit residential project. Our closest natural gas main is on Maplewood Ave, roughly 550' away.

Installation is pending the receipt of natural gas load information, an installation agreement with the owner and a street opening approval from the City of Portsmouth DPW.

Let me know if you have any questions. You can email me at oliver@unitil.com. My phone number is 603-294-5174.

Sincerely,

Janet Oliver
Senior Business Development Representative

CUSTOMER ENERGY SOLUTIONS
325 West Road
Portsmouth, NH 03801

T 888.486.4845 www.unitil.com

APPENDIX 11
GREEN BUILDING STATEMENT

"GREEN" BUILDING STATEMENT, 20 CENTRAL AVENUE, PORTSMOUTH, NH

LOCATION AND TRANSPORTATION

Walkable Destinations: 20 Central Avenue is located adjoining Maplewood Avenue. It is walkable to downtown Portsmouth.

Bicycles: This is a bike friendly part of the city.

Ride sharing: Although this location is not serviced directly by public transportation, there are numerous bus stops along Maplewood Avenue. The address also allows easy access and is a quickly identifiable for cabs or shared transportation services.

SITE

Stormwater: The existing site has stormwater collection that services the neighborhood. Runoff currently sheet flows from north of the site to the southeast to a catch basin. The proposed development will include a increase in stormwater controls to manage the increase of impervious cover from the proposed development. The proposed stormwater design will include the installation of two rain gardens with new orifices leading to the existing stormwater drains that serve as stormwater control for the neighborhood.

Reuse: The existing site is a single-family home. The proposed project will redevelop the site with three single-family homes that is more cohesive with the surrounding residential developments.

Landscaping: A professionally produced landscaping plan includes shrubbery, grass, and a multitude of trees that currently do not exist. An irrigation system to maintain grass and plantings is included.

Zoning: This project is in the GRA zone.

UTILITIES AND FIRE PROTECTION

Water: New water-saving plumbing fixtures will be installed as per the current plumbing code.

Sewer: Tying into public sewer in Central Avenue and Beechwood Street.

Electric: Tying into existing overhead lines on Central Avenue and Beechwood Street.

Gas or heating oil: Heating oil will be provided.

ENERGY:

Heating and Air Conditioning:

System: Forced Hot Air with Central A/C.

Furnace: Gas fired, Rheem or similar.

Zones: 3 zones; first and second floor, to be determined by plan. Additional zones available as an upgrade.

Insulation: ENERGY STAR Certified

Ceiling: R-49 fiberglass or R-30 in slopes, Upgrades available.

Exterior Walls: "Flash and Batt" 2" spray foam polyurethane insulation w/3.5" R-13 fiberglass, R32 +/-.

Basement: R-30 fiberglass in ceiling.

Garage Ceiling: R-30 fiberglass with conditioned space above only.

Lighting: LED lighting will be used throughout.

Kitchen Appliances: All kitchen appliances will be energy-star certified.

Fenestration: Windows and doors that are state-of-the-art and shall have a U-value below .30, meeting or exceeding energy-star requirements. Proposed windows are to exceed Energy Star 7 window requirements for this region.

Please note that the building energy information provided above is preliminary and subject to change prior to final Planning Board approval.

APPENDIX 12
ARCHITECTURAL PLANS

Opal Marquise Classic with Wing, 30x28

370.127.v5 GR (5/14/2026)

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603-431-9559



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This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings'). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.artform.us to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

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Facade Changes:
• To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Art Form.
• Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.
Floor plan layout and/or Structural Changes:
• Structural changes always require the express written consent of Art Form
• If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

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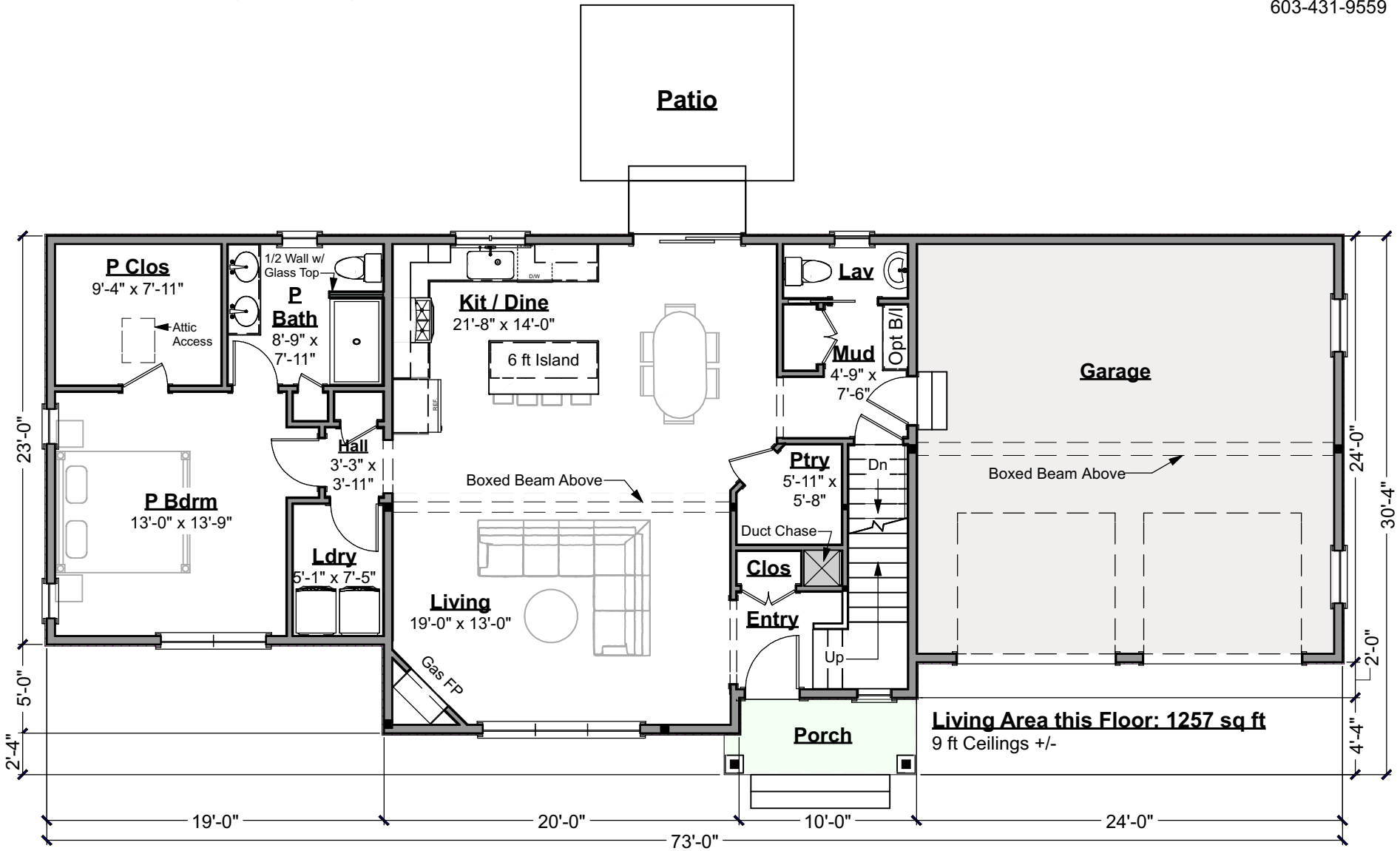
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First Floor Plan

Scale: 1/8" = 1'-0"

5/14/2026

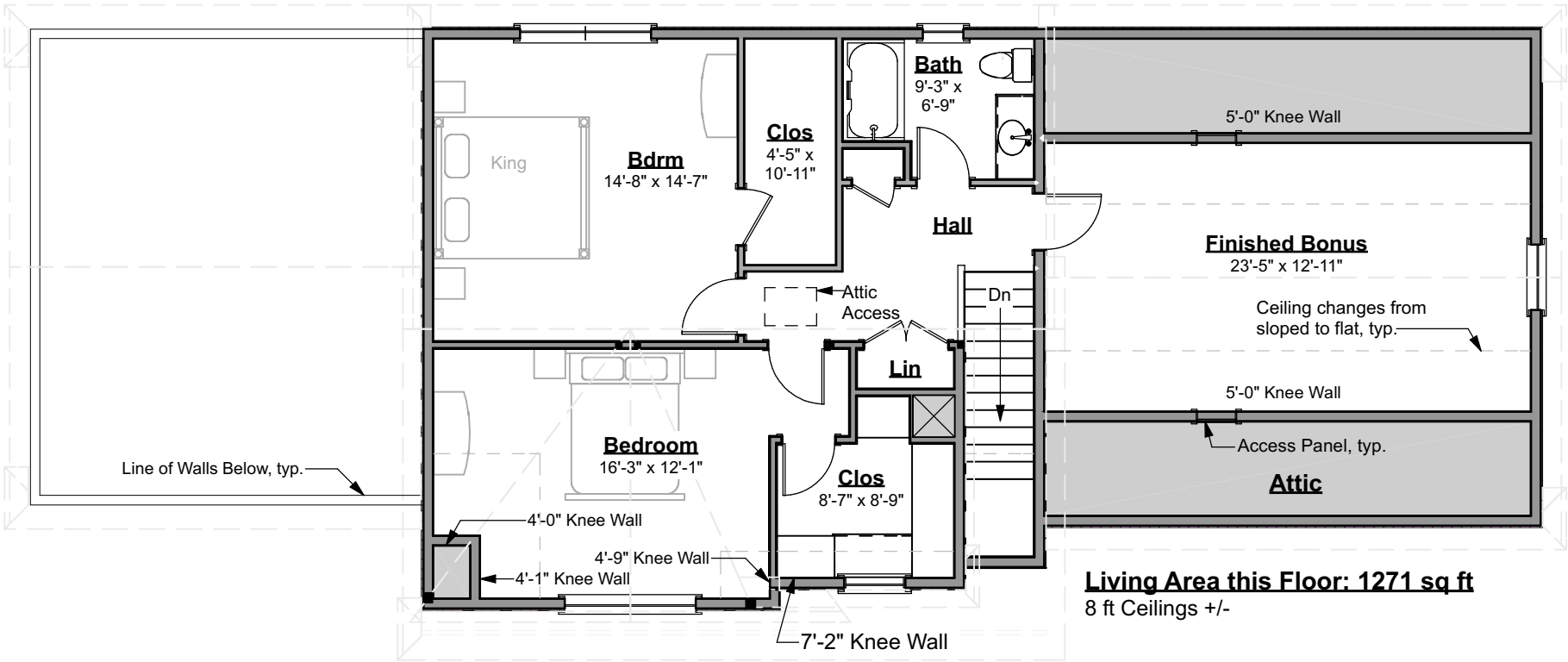
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Living Area this Floor: 1271 sq ft

8 ft Ceilings +/-

Second Floor Plan

Scale: 1/8" = 1'-0"

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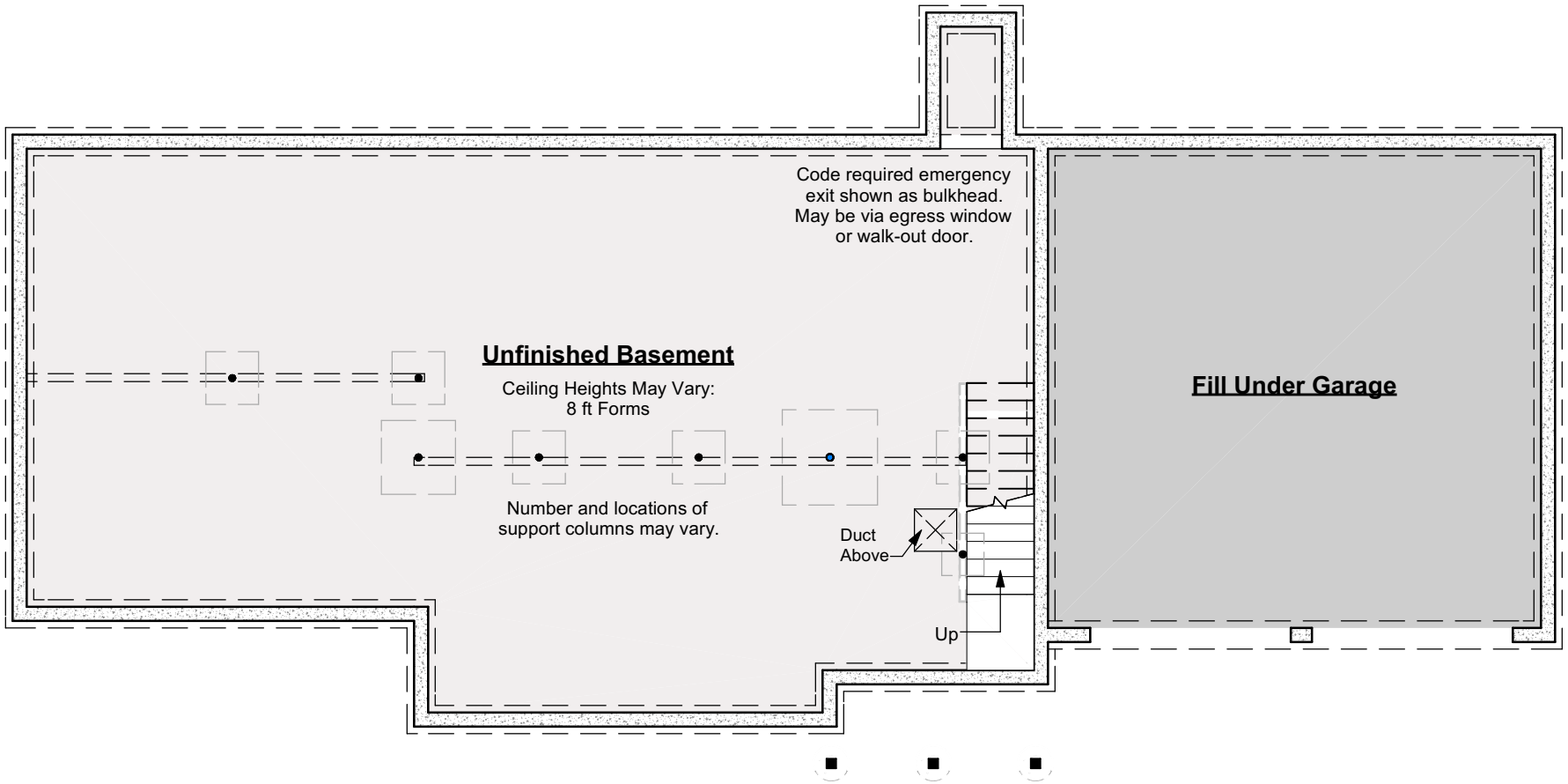
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Foundation Plan

Scale: 1/8" = 1'-0"

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Front Elevation

Scale: 1/8" = 1'-0"

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Right Elevation

Scale: 1/8" = 1'-0"

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Rear Elevation

Scale: 1/8" = 1'-0"

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Left Elevation

Scale: 1/8" = 1'-0"

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SHERLOCK
387.124.v25 GR

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Width 48.00 FT | **Depth** 36.00 FT | **Height** 33.16 FT

LIVING AREA	2446 FT	**BEDROOMS**	4	**BATHROOMS**	2.5
Main	2445 FT	Main	4	Main	2.5
Future	1 FT	Future	0	Future	0
2nd Unit	0 FT	2nd Unit	0	2nd Unit	0

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SHERLOCK - REAR RENDER

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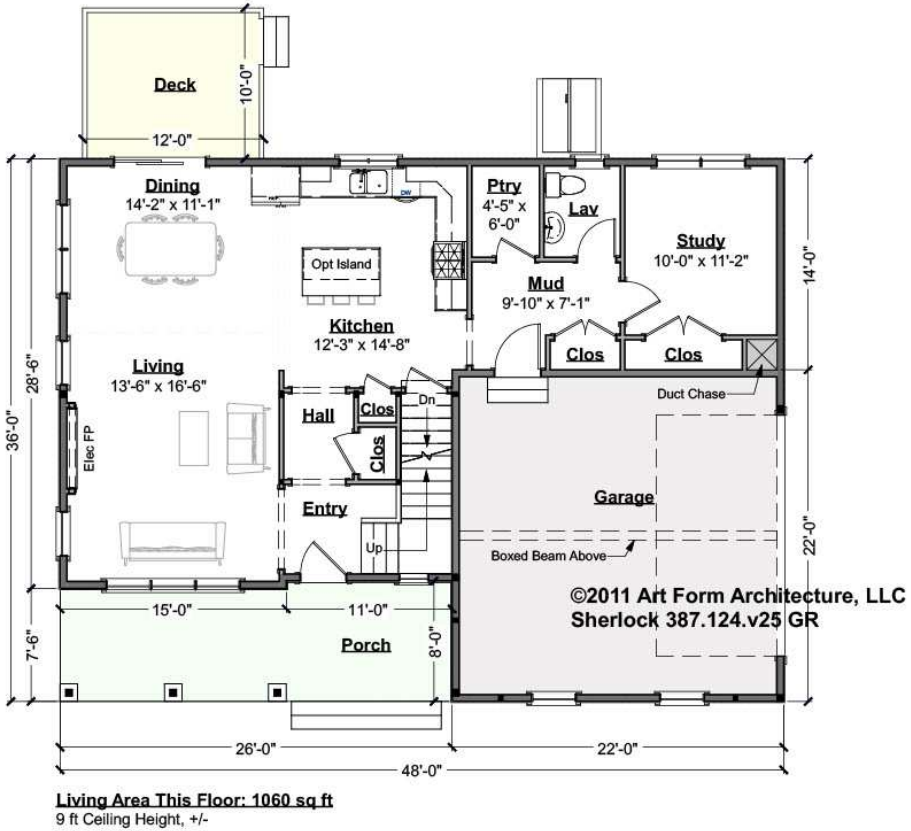
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SHERLOCK - 1ST FLOOR

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Living Area This Floor: 1060 sq ft
9 ft Ceiling Height, +/-

CLG HT SHOWN 9'-0" **CLG HT POSSIBLE** 8'-0"

** Major Change Fee, see website plan page for cost*

F1 LIVING AREA	1061 FT
Main	1060.00 FT
Future	1.00 FT
2nd Unit	FT

F1 BEDROOMS	0
Main	
Future	
2nd Unit	

F1 BATHROOMS	0.5
Main	0.50
Future	
2nd Unit	

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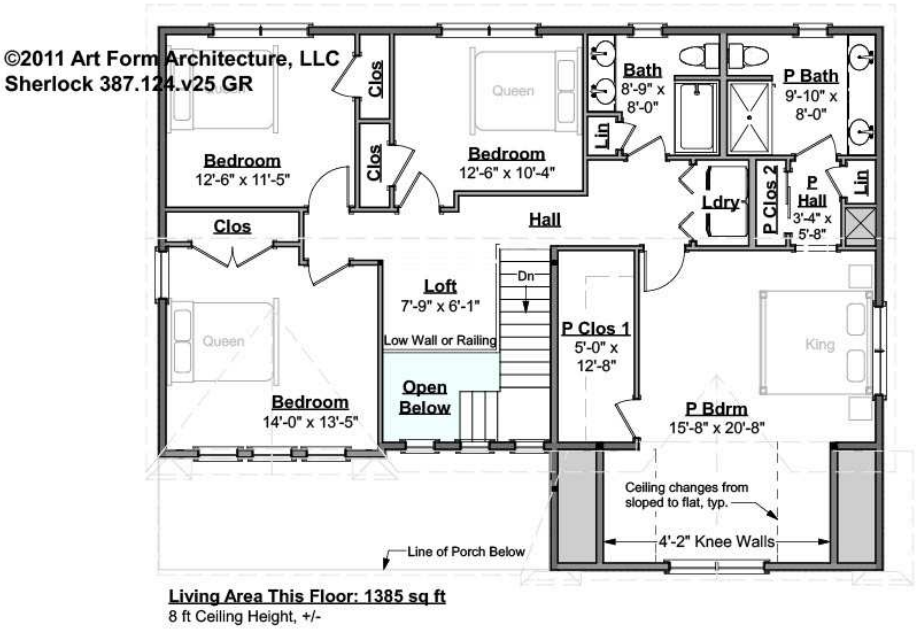
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SHERLOCK - 2ND FLOOR

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CLG HT SHOWN 8'-0" **CLG HT POSSIBLE** 9'-0"

** Major Change Fee, see website plan page for cost*

F1 LIVING AREA	1385 FT
Main	1385.00 FT
Future	FT
2nd Unit	FT

F1 BEDROOMS	4
Main	4.00
Future	
2nd Unit	

F1 BATHROOMS	2
Main	2.00
Future	
2nd Unit	

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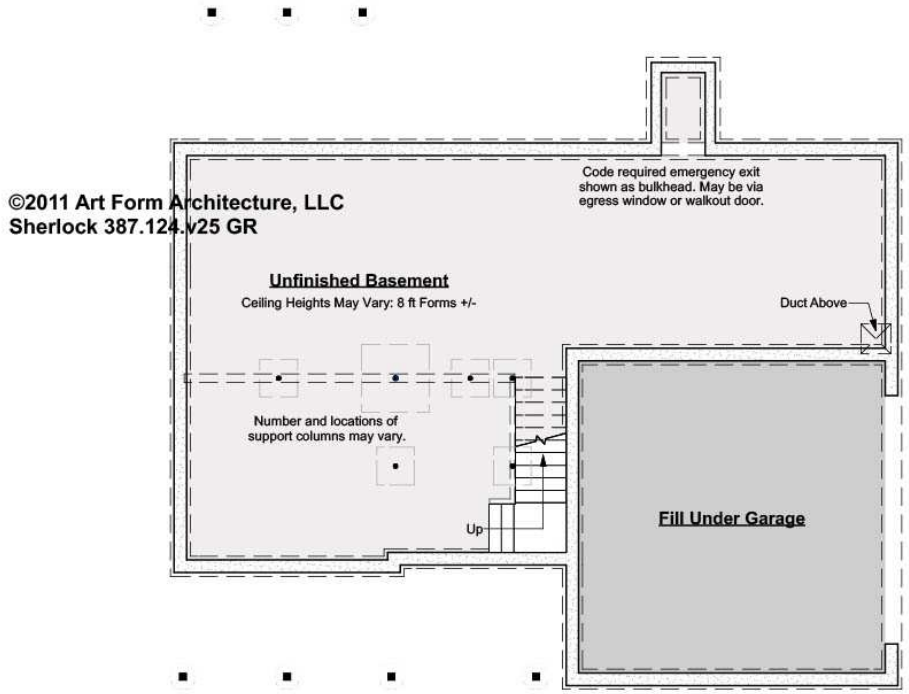
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SHERLOCK - BASEMENT

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CLG HT SHOWN 7'-8" **CLG HT POSSIBLE** 10' & Up

** Major Change Fee, see website plan page for cost*

F1 LIVING AREA	0 FT
Main	FT
Future	FT
2nd Unit	FT

F1 BEDROOMS	0
Main	
Future	
2nd Unit	

F1 BATHROOMS	0
Main	
Future	
2nd Unit	

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SHERLOCK - FRONT ELEVATION
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SHERLOCK - RIGHT ELEVATION

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SHERLOCK - REAR ELEVATION

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SHERLOCK - LEFT ELEVATION

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APPENDIX 13
STORMWATER MANAGEMENT AND EROSION CONTROL PLAN

EXECUTIVE SUMMARY

This drainage analysis examines the pre-development (existing) and post-development (proposed) stormwater drainage patterns for the proposed residential redevelopment project at 20 Central Avenue in Portsmouth, NH. The site is shown on the City of Portsmouth Assessor's Tax Map 209 as Lot 30. The total size of the existing lot is approximately 28,972 square feet.

The development will subdivide the existing lot and provide for the construction of three (3) single-family homes, with associated landscaping, utilities, and driveways. The new buildings will be serviced by public water and sewer. The development has the potential to increase stormwater runoff to adjacent properties and therefore must be designed in a manner to prevent that occurrence. This will be done primarily by capturing stormwater runoff and routing it through appropriate stormwater facilities, designed to ensure that there will be no significant increase in peak runoff from the site as a result of this project.

The intent of this stormwater design is to comply with the requirements of Section 7.6.1.4 of the City of Portsmouth Site Plan Review Ordinance as related to post-development peak rate of runoff reduction and to improve the overall stormwater system as part of the redevelopment.

INTRODUCTION / PROJECT DESCRIPTION

This drainage report is designed to assist the owner, planning board, contractor, regulatory reviewer, and others in understanding the impact of the proposed development project on local surface water runoff. Bounding the site to the north and east are developed residential properties. The site is bound to the south and west by Central Avenue and Beechwood Street, respectively.

The proposed development will include the construction of single-family homes, decks, driveways, and walkways, resulting in an increase in impervious cover. To mitigate the increase in stormwater runoff, two rain gardens have been designed to serve Proposed Lots 2 and 3. The rain gardens will collect and treat runoff from the proposed roof areas, yards, and driveways prior to discharge. Each rain garden will be equipped with a beehive grate and associated outlet structure to convey treated runoff to the existing stormwater system. The site layouts and drainage designs are preliminary and are intended for planning purposes to demonstrate compliance with the applicable zoning ordinance requirements.

The applicant shall submit final site/stormwater design plans with an Operations and Maintenance Plan for review and approval as part of the Building Permit application.

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

This report includes information about the existing site necessary to analyze stormwater runoff. The report includes maps of pre- development and post-development watersheds, subcatchment areas and calculations of runoff. The report provides a narrative of the stormwater runoff and describes numerically and graphically the surface water runoff patterns for this site. Proposed stormwater structures and methods will also be described, as well as erosion and sediment control practices. Included within the submittal is an Inspection and Long-Term Maintenance Plan for the proposed project. To fully understand the proposed site development the reader should also review the complete site plan set in addition to this report.

METHODOLOGY

"Extreme Precipitation" values from The Northeast Regional Climate Center (Cornell University) have been used for modeling purposes. These values have been used in this analysis, with a 15% addition to comply with local ordinances.

This report uses the US Soil Conservation Service (SCS) Method for estimating stormwater runoff. The SCS method is published in The National Engineering Handbook (NEH), Section 4 "Hydrology" and includes the Technical Release No. 20, (TR-20) "Computer Program for Project Formulation Hydrology", and Technical Release No. 55 (TR-55) "Urban Hydrology for Small Watersheds" methods. This report uses the HydroCAD version 10.20 program, written by HydroCAD Software Solutions LLC, Chocorua, N.H., to apply these methods for the calculation of runoff and for pond modeling. Rainfall data and runoff curve numbers are taken from "The Stormwater Management and Erosion Control Handbook for Urban and Developing Areas in New Hampshire."

Time of Concentration (Tc) is calculated by entering measured flow path data such as flow path type, length, slope and surface characteristics into the HydroCAD program. For the purposes of this report, a minimum time of concentration of 6 minutes is used.

The storm events used for the calculations in this report are the 2-year, 10-year, 25-year, and 50-year (24-hour) storms. Watershed basin boundaries have been delineated using topographic maps prepared by Haley Ward and field observations to confirm.

SITE SPECIFIC INFORMATION

Based on the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), Soil Survey of Rockingham County, New Hampshire the site is made up of one soil type:

Soil Symbol	Soil Name and Slopes
799	Urban land-Canton complex (3-15% slopes)

The physical characteristics of the existing lot consist of slopes from 3 to 15%, with the lot generally sloping down from Northwest to Southeast towards Beechwood Street. Elevations on the site range from 14 to 24 feet above mean sea level. The surrounding stormwater collects in the two (2) existing stormdrain easements, located on the southerly portion of the property and flowing west to east.

Four test pits were performed on this site, as shown on the Site Plans and Test Pit Logs included in this report. The seasonal high-water table generally ranges from 10 to 32 inches below ground surface. The soil is generally described as granular, friable, sandy loam to clay and fill. Hydrologic Soil Group (HSG) B soil is used for drainage analysis. The estimated seasonal high groundwater table and test pit data were collected for stormwater purposes only.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel 33015C0259F, the project site is not in a special flood hazard area.

There are no protected natural resources on or directly adjacent to the subject property.

PRE-DEVELOPMENT DRAINAGE

In the pre-development condition, the site has been analyzed as three (3) subcatchment watershed basins based on localized topography and discharge location. A Pre-Development Hydrology map and HydroCAD model results have been provided.

Subcatchment 1 represents majority of the flow and the undeveloped grass area of the site. The flow area is generally from northwest to southeast with the northerly abutting area draining onto the site and the flow connecting into the existing catch basin, a part of the City's stormwater system and noted as Summation Point 1 (SP1). SP1 represents the southerly easement that exists along the southern boundary of the lot, generally flowing west to east.

Subcatchment 2 represents the southwest area, including majority of the existing dwelling

on site. The flow area leads south onto Beechwood Street and is collected in the City's stormwater system, denoted as Summation Point 2 (SP2). SP2 represents the northerly easement that exists along the southern boundary of the lot that runs parallel with SP1.

Subcatchment 3 represents the flow from the easterly abutting properties along Beechwood Street and Cutts Street. The flow generally is northerly to the southeasterly and directed to SP1.

POST-DEVELOPMENT DRAINAGE

The proposed development has been designed to maintain pre-development drainage patterns to the greatest extent feasible. Under post-development conditions, the site has been divided into multiple subcatchments based on proposed grading, drainage patterns, and discharge locations. A Post-Development Hydrology Map and supporting HydroCAD model results are provided as part of this analysis.

Subcatchment 1A continues to represent the stormwater flow from the northerly abutting properties.

Subcatchment 1B represents the proposed swale along the northerly boundary of the property leading to the existing catch basin within Proposed Lot 3.

Subcatchments 1C, 1E, and 2C represent the roof runoff from the proposed drip trench collection systems along the abutting edge of each property.

Subcatchment 1D represents the proposed grassed area between the dwellings that drains to a rain garden. Runoff from the rain garden is then conveyed via pipe to the existing ditch, which ultimately discharges to SP1.

Subcatchment 2A continues to represent the reduced western half of the site which drains into a rain garden and directly into the northerly stormwater easement.

Subcatchment 2B represents the flow generally from the proposed driveway and southerly grassed area of Lot 2, leading to Beechwood Street and into the City's stormwater system.

Subcatchment 3 continues to represent the stormwater flow from the easterly abutting properties.

RUNOFF COMPARISON

Table 1: Pre-Development to Post-Development Comparison

	Q2 (CFS)		Q10 (CFS)		Q25 (CFS)		Q50 (CFS)		
Design Point	**Pre**	**Post**	**Pre**	**Post**	**Pre**	**Post**	**Pre**	**Post**	**Description**
SP1	3.79	2.85	6.95	5.52	9.48	7.60	11.84	9.56	Southern Stormwater System
SP2	0.50	0.46	0.93	0.84	1.27	1.07	1.59	1.77	Northern Stormwater System

As shown in Table 1, post-development runoff rates are equal to or less than pre-development runoff rates for all analyzed storm events, with the exception of the 50-year storm event at SP2. The post-development runoff rate at SP2 is approximately 0.2 cfs greater than the pre-development condition. This minor increase is considered insignificant relative to the flow entering the City storm drain system. As designed, runoff from the site is collected and managed by the proposed on-site rain gardens and associated stormwater infrastructure prior to discharge.

EROSION AND SEDIMENT CONTROL PRACTICES

During construction, the potential for erosion exists due to stormwater runoff. The contractor will be required to inspect and maintain all necessary erosion control measures, as well as installing any additional measures as required. All erosion control practices shall conform to "The Stormwater Management and Erosion Control Handbook for Urban and Developing Areas in New Hampshire." Some examples of erosion and sediment control measures to be utilized for this project during construction may include:

- Silt Soxx (or approved alternative) located at the toe of disturbed slopes
- Stabilized construction entrance at access point to the site
- Temporary mulching and seeding for disturbed areas
- Spraying water over disturbed areas to minimize wind erosion

After construction, permanent stabilization will be accomplished by permanent seeding, landscaping, and surfacing the access drives and parking areas with asphalt paving and other areas with impervious walkways.

CONCLUSION

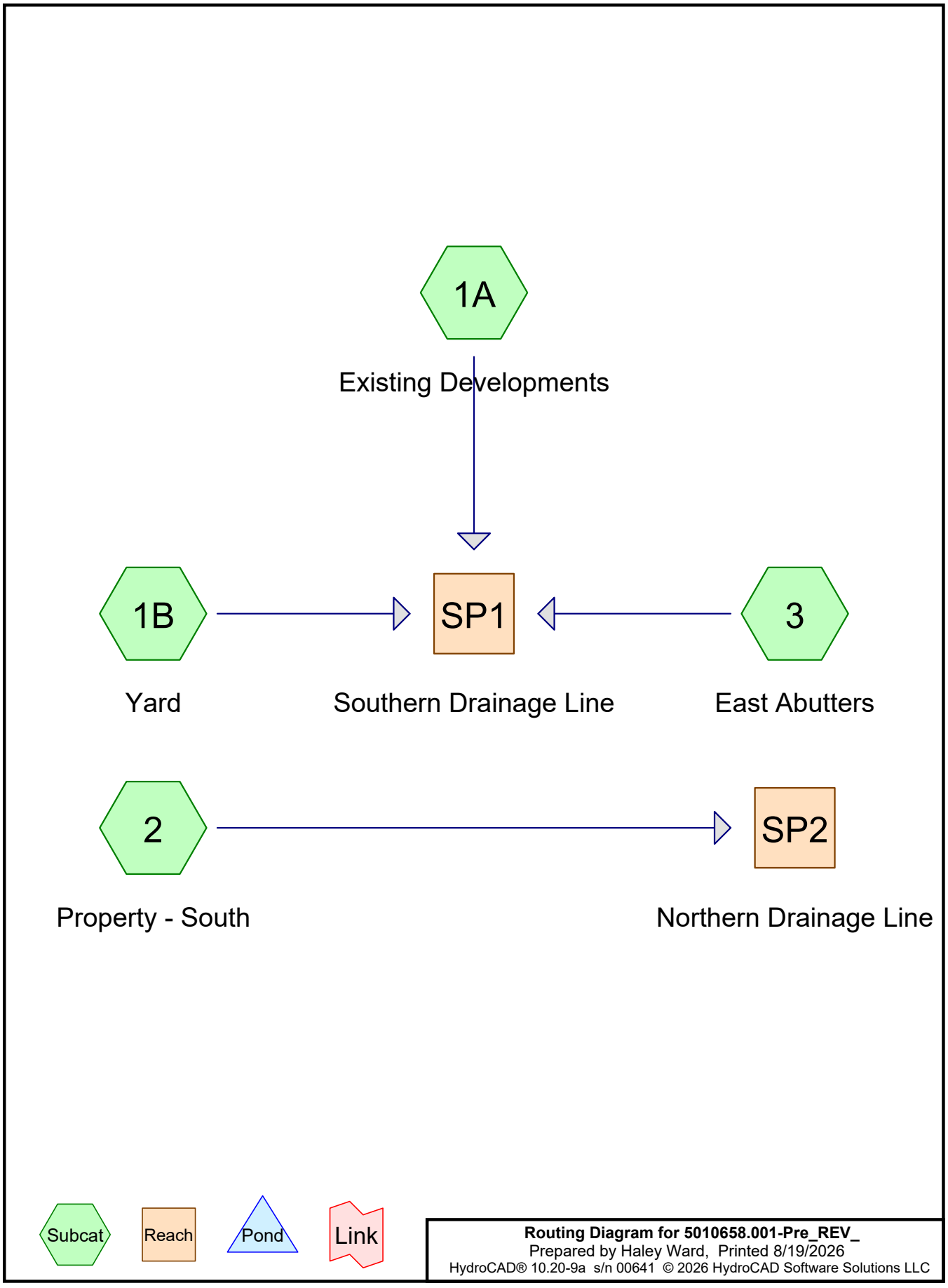
The proposed stormwater management design maintains existing drainage patterns to the extent practicable while providing on-site treatment and controlled conveyance of runoff through the proposed rain gardens and associated drainage infrastructure. Post-development peak runoff rates are generally maintained at or below existing conditions, with only a minor increase occurring at SP2 during the 50-year storm event. This increase is considered insignificant relative to the receiving City storm drain system. Appropriate erosion and sediment control measures will be implemented during construction and maintained until final stabilization is achieved. Based on the proposed design and supporting drainage analysis, the project is not anticipated to result in significant adverse impacts to adjacent properties or downstream drainage systems.

REFERENCES

1. UNH Stormwater Center, Comprehensive Environmental Inc., and NH Department of Environmental Services, "NH Stormwater Manual 2025" (2025). *UNH Stormwater Center*. 126.
2. Minnick, E.L. and H.T. Marshall. *Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire*, prepared by Rockingham County Conservation District, prepared for New Hampshire Department of Environmental Services, in cooperation with USDA Soil Conservation Service, August 1992.
3. HydroCAD Software Solution, LLC. *HydroCAD Stormwater Modeling System Version10.20-9a* copyright 2026.

ATTACHMENT 1
HYDROCAD REPORT

PRE-DEVELOPMENT – 2,10, 25, & 50 YEAR STORM EVENTS



Routing Diagram for 5010658.001-Pre_REV_
Prepared by Haley Ward, Printed 8/19/2026
HydroCAD® 10.20-9a s/n 00641 © 2026 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Yr	Type III 24-hr		Default	24.00	1	3.68	2
2	10-Yr	Type III 24-hr		Default	24.00	1	5.59	2

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
64,876	80	>75% Grass cover, Good, HSG D (1A, 1B, 2, 3)
17,445	98	Unconnected pavement, HSG D (1A, 1B, 2, 3)
82,321	**84**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
82,321	HSG D	1A, 1B, 2, 3
0	Other	
82,321		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
0	0	0	64,876	0	64,876	>75% Grass cover, Good	
0	0	0	17,445	0	17,445	Unconnected pavement	
0	**0**	**0**	**82,321**	**0**	**82,321**	**TOTAL AREA**	

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1A: Existing Developments Runoff Area=20,769 sf 24.41% Impervious Runoff Depth>1.93"
Tc=6.0 min UI Adjusted CN=82 Runoff=1.06 cfs 3,341 cf

Subcatchment1B: Yard Runoff Area=22,813 sf 5.36% Impervious Runoff Depth>1.78"
Tc=6.0 min UI Adjusted CN=80 Runoff=1.07 cfs 3,381 cf

Subcatchment2: Property - South Runoff Area=9,800 sf 23.70% Impervious Runoff Depth>1.93"
Tc=6.0 min UI Adjusted CN=82 Runoff=0.50 cfs 1,577 cf

Subcatchment3: East Abutters Runoff Area=28,939 sf 30.51% Impervious Runoff Depth>2.17"
Tc=6.0 min CN=85 Runoff=1.66 cfs 5,238 cf

Reach SP1: Southern Drainage Line Inflow=3.79 cfs 11,961 cf
Outflow=3.79 cfs 11,961 cf

Reach SP2: Northern Drainage Line Inflow=0.50 cfs 1,577 cf
Outflow=0.50 cfs 1,577 cf

Total Runoff Area = 82,321 sf Runoff Volume = 13,537 cf Average Runoff Depth = 1.97"
78.81% Pervious = 64,876 sf 21.19% Impervious = 17,445 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1A: Existing Developments Runoff Area=20,769 sf 24.41% Impervious Runoff Depth>3.61"
Tc=6.0 min UI Adjusted CN=82 Runoff=1.96 cfs 6,246 cf

Subcatchment1B: Yard Runoff Area=22,813 sf 5.36% Impervious Runoff Depth>3.41"
Tc=6.0 min UI Adjusted CN=80 Runoff=2.05 cfs 6,484 cf

Subcatchment2: Property - South Runoff Area=9,800 sf 23.70% Impervious Runoff Depth>3.61"
Tc=6.0 min UI Adjusted CN=82 Runoff=0.93 cfs 2,947 cf

Subcatchment3: East Abutters Runoff Area=28,939 sf 30.51% Impervious Runoff Depth>3.91"
Tc=6.0 min CN=85 Runoff=2.94 cfs 9,439 cf

Reach SP1: Southern Drainage Line Inflow=6.95 cfs 22,169 cf
Outflow=6.95 cfs 22,169 cf

Reach SP2: Northern Drainage Line Inflow=0.93 cfs 2,947 cf
Outflow=0.93 cfs 2,947 cf

Total Runoff Area = 82,321 sf Runoff Volume = 25,116 cf Average Runoff Depth = 3.66"
78.81% Pervious = 64,876 sf 21.19% Impervious = 17,445 sf

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	25-yr	Type III 24-hr		Default	24.00	1	7.08	2
2	50-Yr	Type III 24-hr		Default	24.00	1	8.49	2

Summary for Subcatchment 1A: Existing Developments

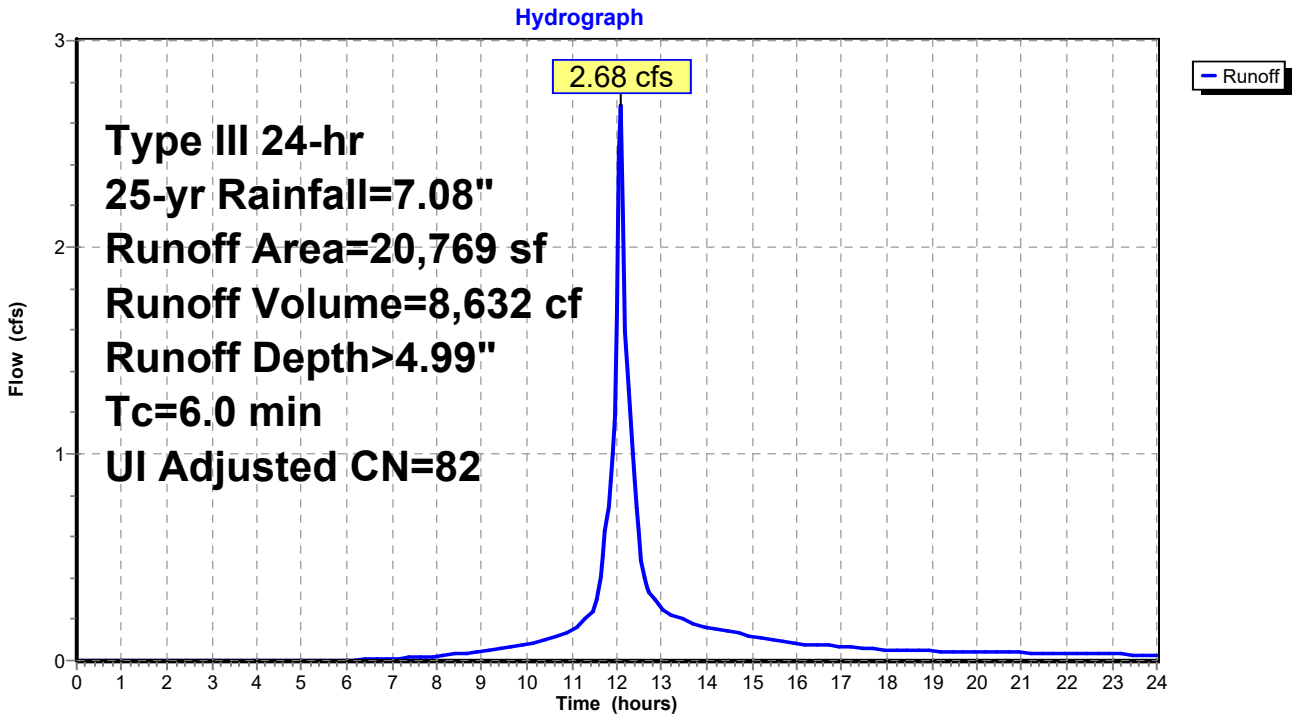
Runoff = 2.68 cfs @ 12.09 hrs, Volume= 8,632 cf, Depth> 4.99"
Routed to Reach SP1 : Southern Drainage Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=7.08"

Area (sf)	CN	Adj	Description
5,070	98		Unconnected pavement, HSG D
15,699	80		>75% Grass cover, Good, HSG D
20,769	84	82	Weighted Average, UI Adjusted
15,699			75.59% Pervious Area
5,070			24.41% Impervious Area
5,070			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1A: Existing Developments



Summary for Subcatchment 1B: Yard

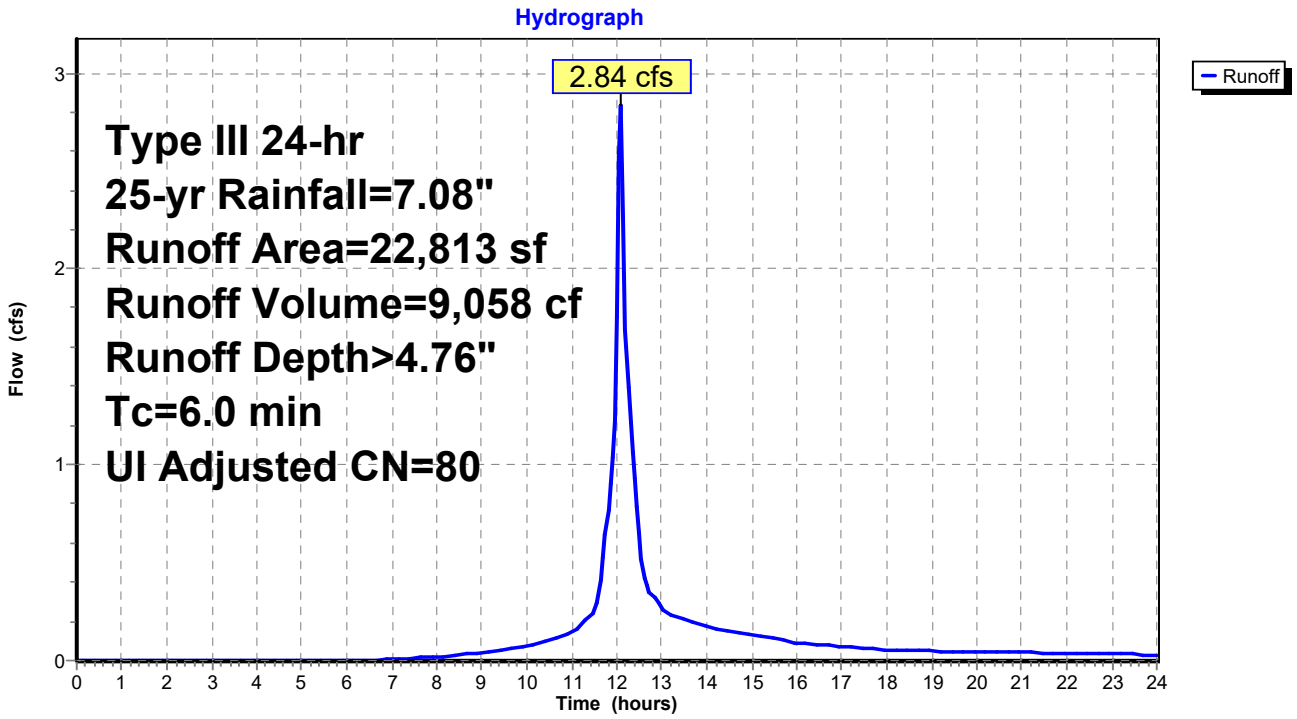
Runoff = 2.84 cfs @ 12.09 hrs, Volume= 9,058 cf, Depth> 4.76"
Routed to Reach SP1 : Southern Drainage Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=7.08"

Area (sf)	CN	Adj	Description
21,590	80		>75% Grass cover, Good, HSG D
1,223	98		Unconnected pavement, HSG D
22,813	81	80	Weighted Average, UI Adjusted
21,590			94.64% Pervious Area
1,223			5.36% Impervious Area
1,223			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1B: Yard



Summary for Subcatchment 2: Property - South

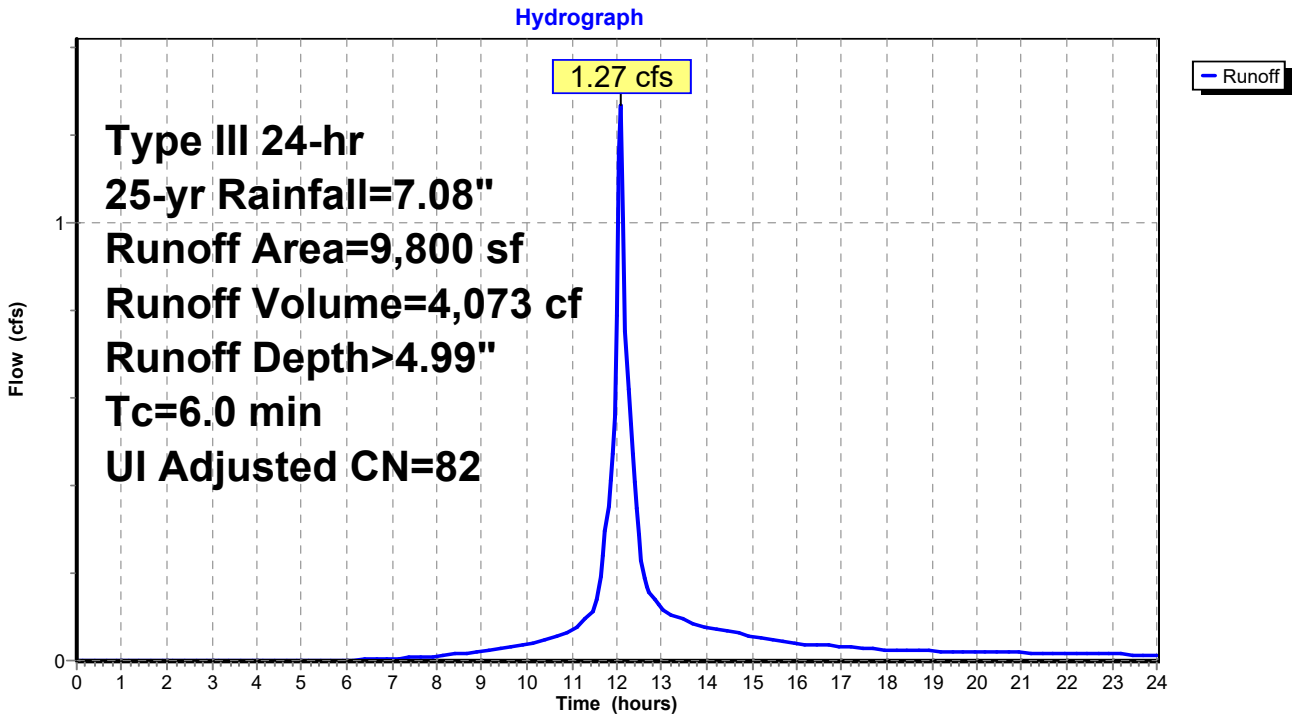
Runoff = 1.27 cfs @ 12.09 hrs, Volume= 4,073 cf, Depth> 4.99"
Routed to Reach SP2 : Northern Drainage Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=7.08"

Area (sf)	CN	Adj	Description
7,477	80		>75% Grass cover, Good, HSG D
2,323	98		Unconnected pavement, HSG D
9,800	84	82	Weighted Average, UI Adjusted
7,477			76.30% Pervious Area
2,323			23.70% Impervious Area
2,323			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2: Property - South



Summary for Subcatchment 3: East Abutters

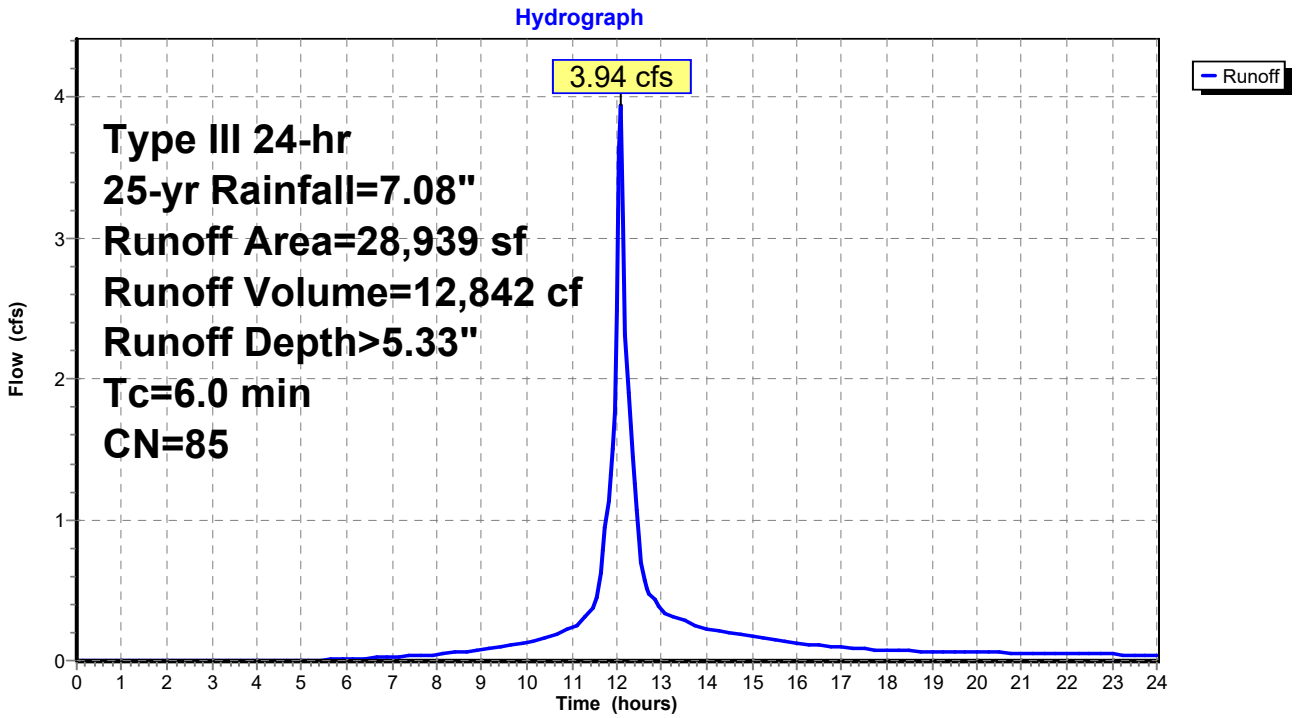
Runoff = 3.94 cfs @ 12.09 hrs, Volume= 12,842 cf, Depth> 5.33"
Routed to Reach SP1 : Southern Drainage Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=7.08"

Area (sf)	CN	Description
20,110	80	>75% Grass cover, Good, HSG D
8,829	98	Unconnected pavement, HSG D
28,939	85	Weighted Average
20,110		69.49% Pervious Area
8,829		30.51% Impervious Area
8,829		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 3: East Abutters

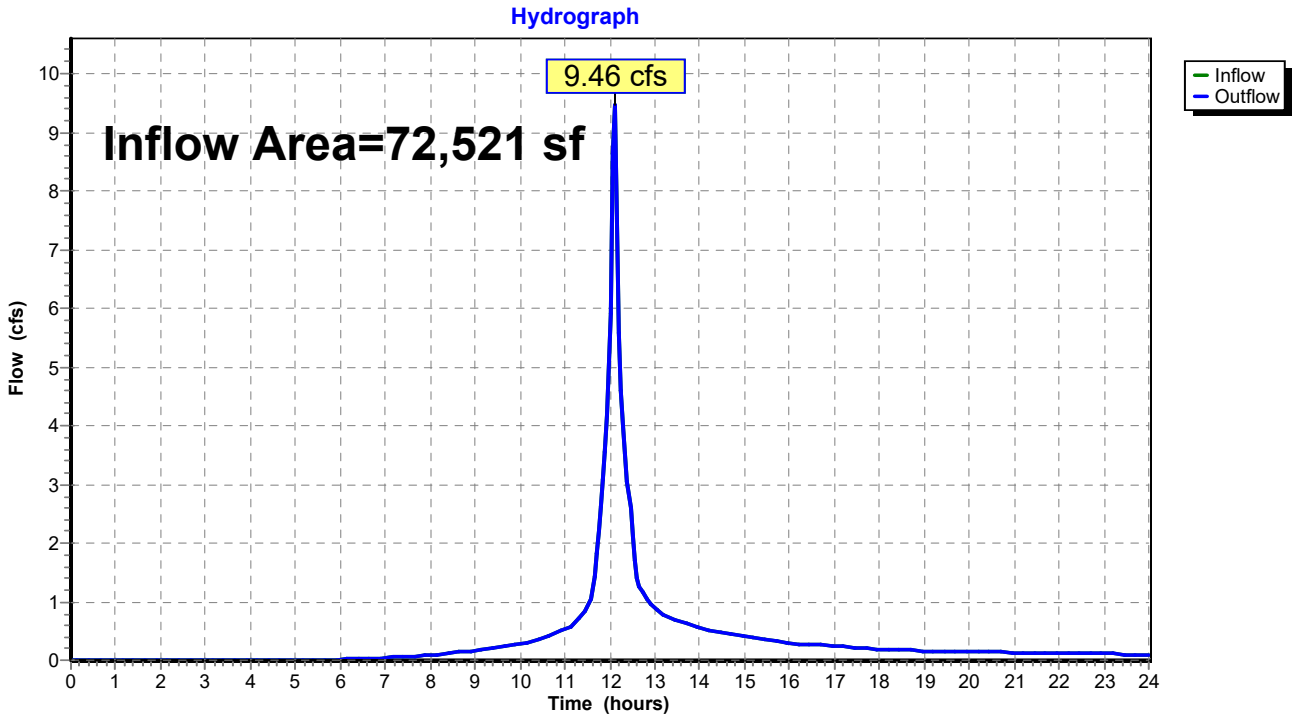


Summary for Reach SP1: Southern Drainage Line

Inflow Area = 72,521 sf, 20.85% Impervious, Inflow Depth > 5.05" for 25-yr event
Inflow = 9.46 cfs @ 12.09 hrs, Volume= 30,532 cf
Outflow = 9.46 cfs @ 12.09 hrs, Volume= 30,532 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach SP1: Southern Drainage Line

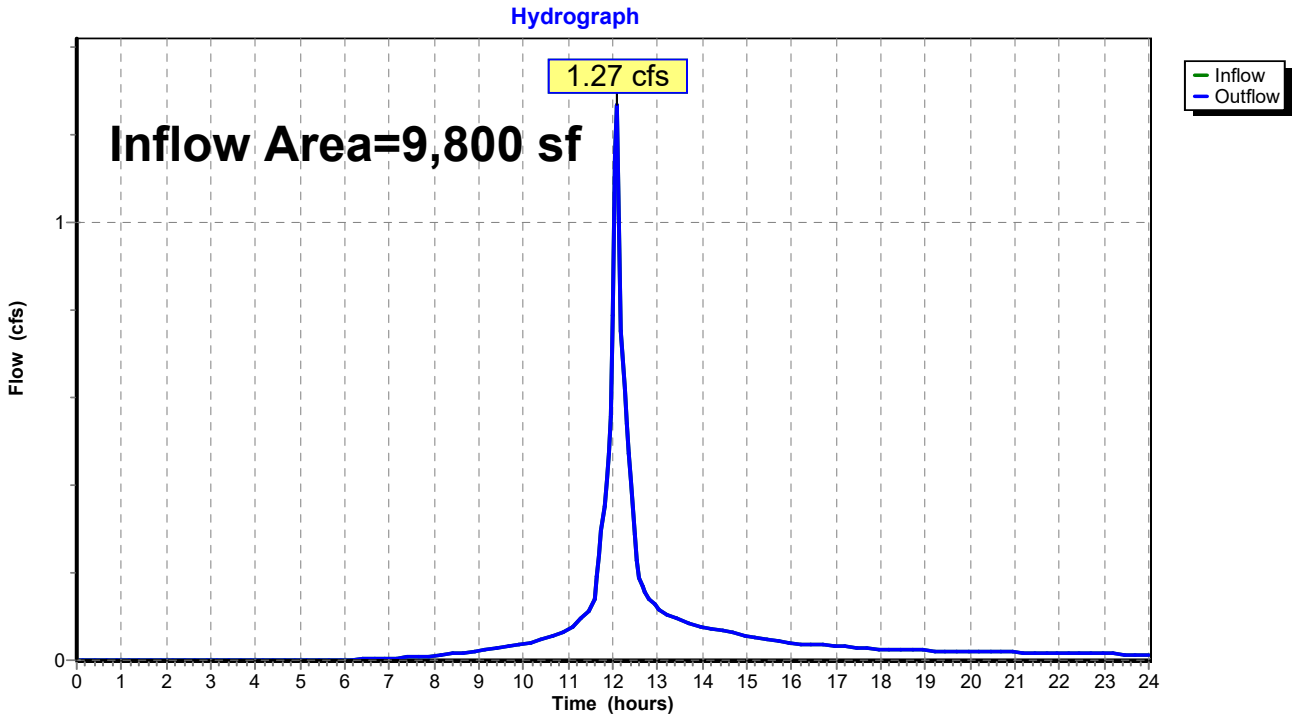


Summary for Reach SP2: Northern Drainage Line

Inflow Area = 9,800 sf, 23.70% Impervious, Inflow Depth > 4.99" for 25-yr event
Inflow = 1.27 cfs @ 12.09 hrs, Volume= 4,073 cf
Outflow = 1.27 cfs @ 12.09 hrs, Volume= 4,073 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach SP2: Northern Drainage Line



Summary for Subcatchment 1A: Existing Developments

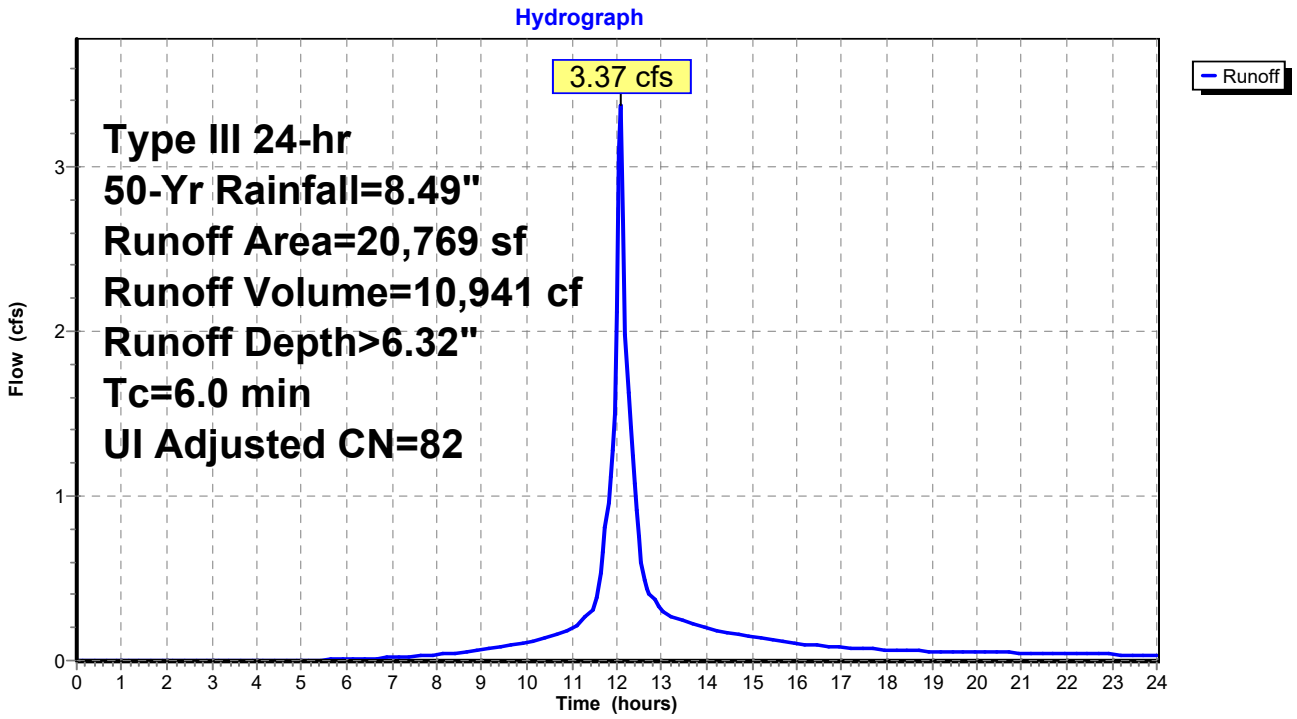
Runoff = 3.37 cfs @ 12.09 hrs, Volume= 10,941 cf, Depth> 6.32"
Routed to Reach SP1 : Southern Drainage Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Yr Rainfall=8.49"

Area (sf)	CN	Adj	Description
5,070	98		Unconnected pavement, HSG D
15,699	80		>75% Grass cover, Good, HSG D
20,769	84	82	Weighted Average, UI Adjusted
15,699			75.59% Pervious Area
5,070			24.41% Impervious Area
5,070			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1A: Existing Developments



Summary for Subcatchment 1B: Yard

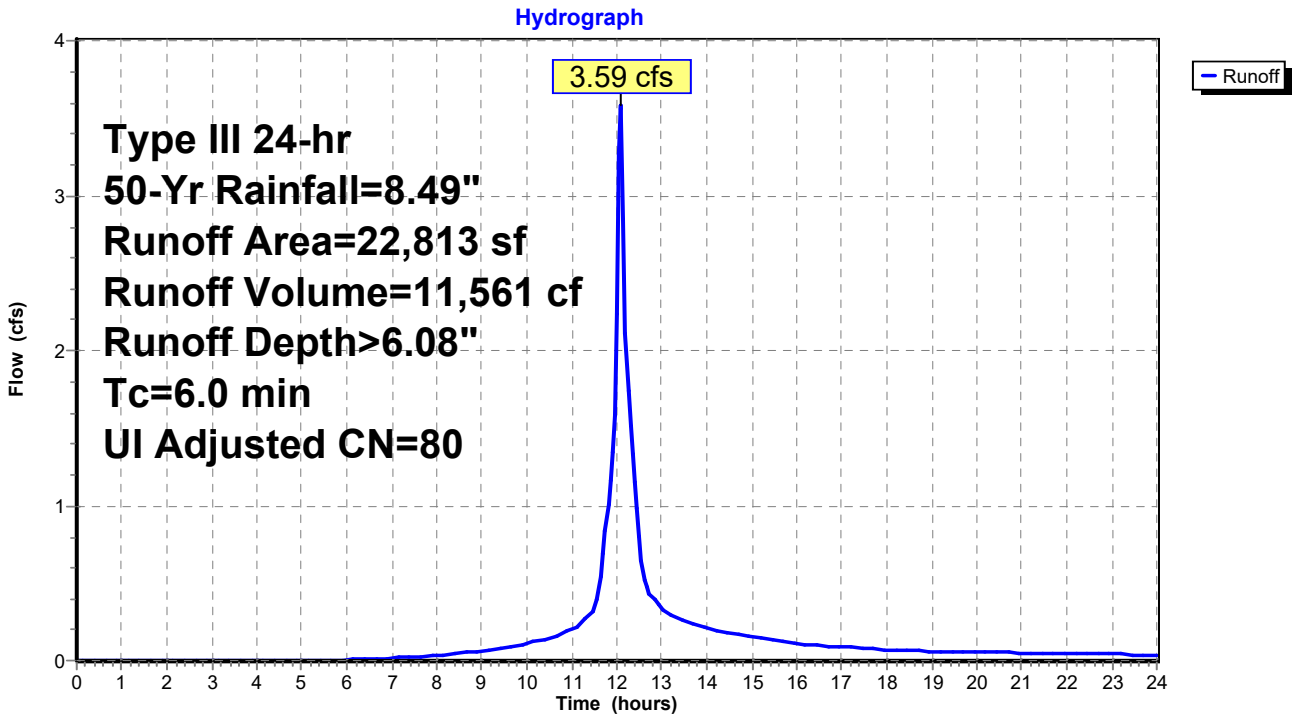
Runoff = 3.59 cfs @ 12.09 hrs, Volume= 11,561 cf, Depth> 6.08"
Routed to Reach SP1 : Southern Drainage Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Yr Rainfall=8.49"

Area (sf)	CN	Adj	Description
21,590	80		>75% Grass cover, Good, HSG D
1,223	98		Unconnected pavement, HSG D
22,813	81	80	Weighted Average, UI Adjusted
21,590			94.64% Pervious Area
1,223			5.36% Impervious Area
1,223			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1B: Yard



Summary for Subcatchment 2: Property - South

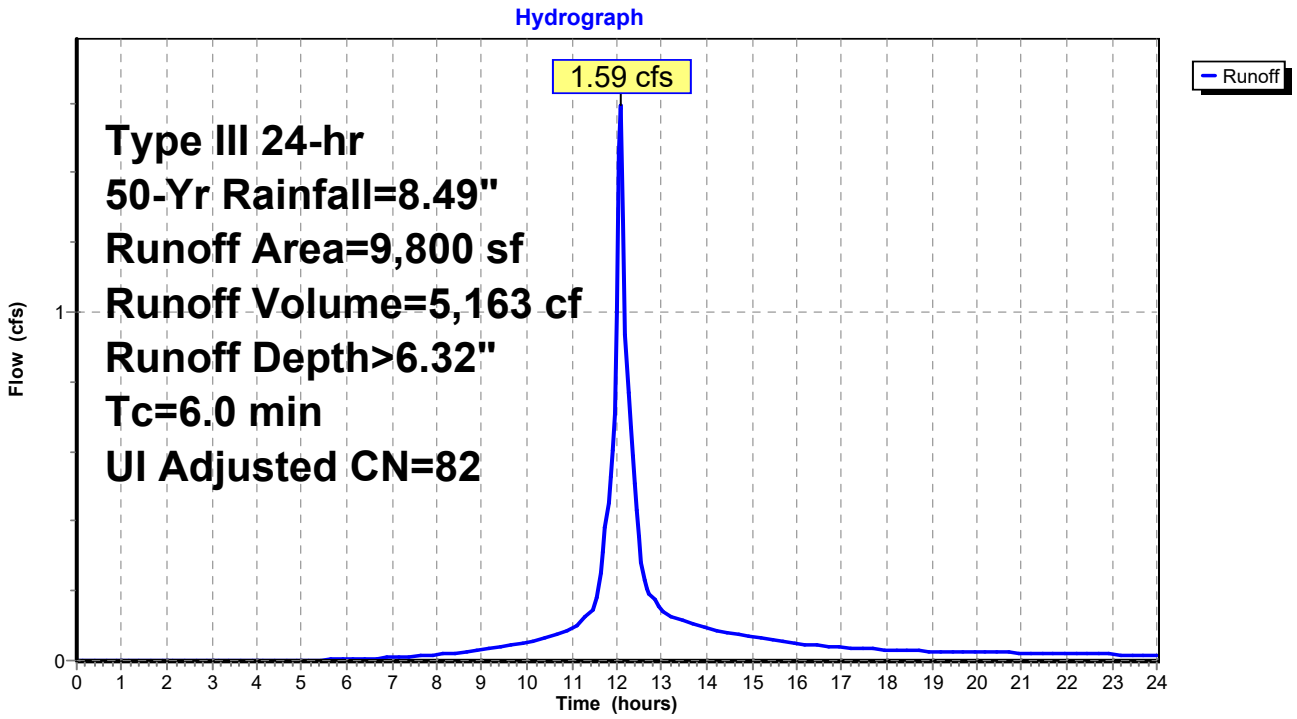
Runoff = 1.59 cfs @ 12.09 hrs, Volume= 5,163 cf, Depth> 6.32"
Routed to Reach SP2 : Northern Drainage Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Yr Rainfall=8.49"

Area (sf)	CN	Adj	Description
7,477	80		>75% Grass cover, Good, HSG D
2,323	98		Unconnected pavement, HSG D
9,800	84	82	Weighted Average, UI Adjusted
7,477			76.30% Pervious Area
2,323			23.70% Impervious Area
2,323			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2: Property - South



Summary for Subcatchment 3: East Abutters

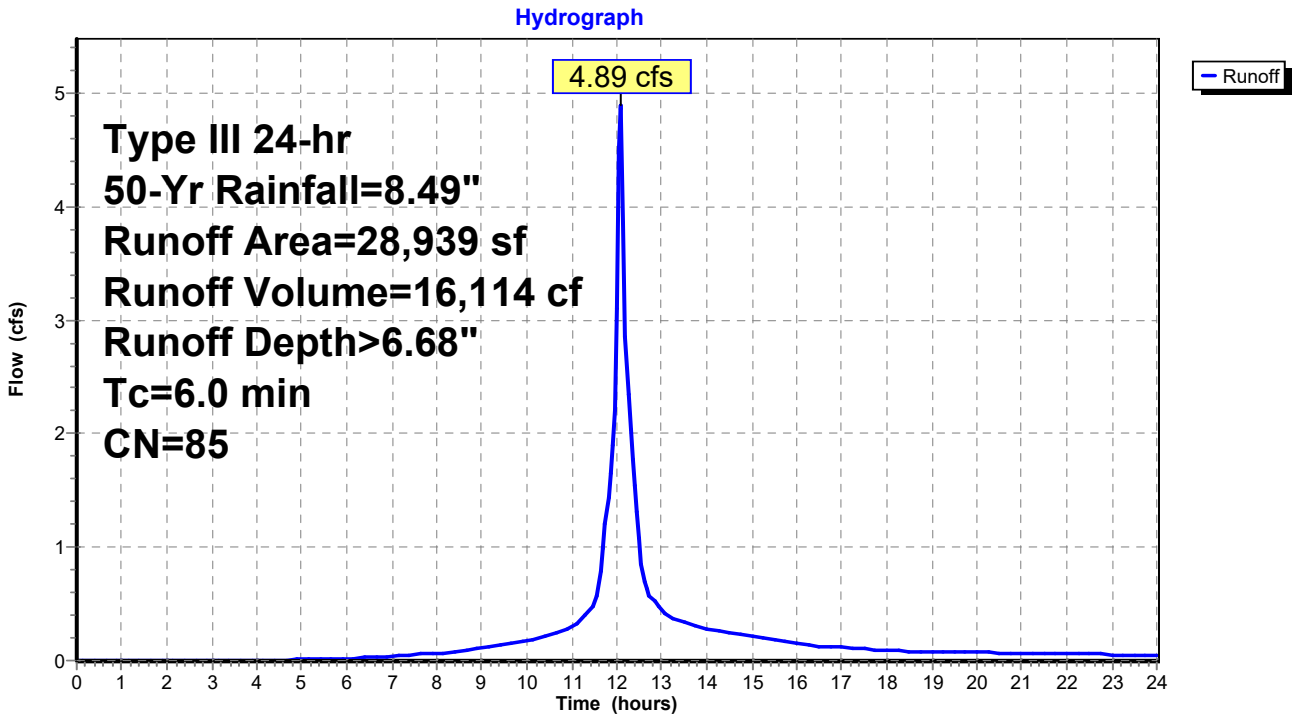
Runoff = 4.89 cfs @ 12.09 hrs, Volume= 16,114 cf, Depth> 6.68"
Routed to Reach SP1 : Southern Drainage Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Yr Rainfall=8.49"

Area (sf)	CN	Description
20,110	80	>75% Grass cover, Good, HSG D
8,829	98	Unconnected pavement, HSG D
28,939	85	Weighted Average
20,110		69.49% Pervious Area
8,829		30.51% Impervious Area
8,829		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 3: East Abutters

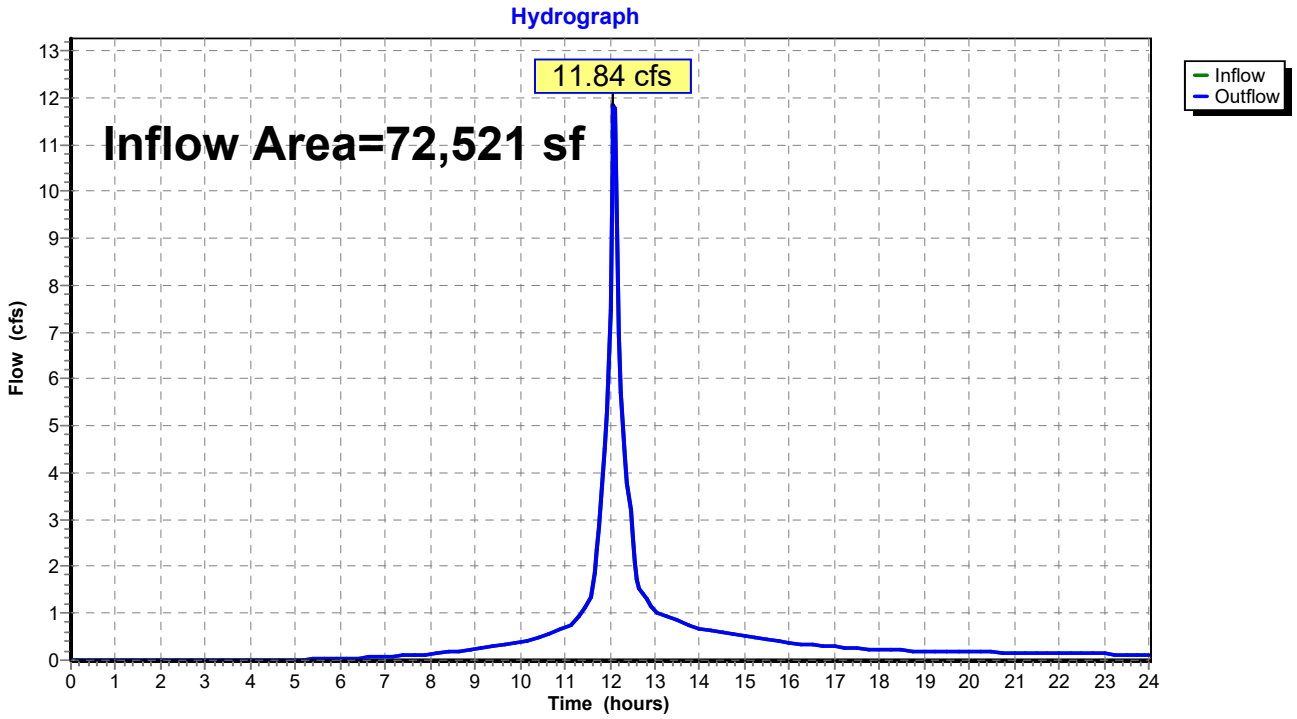


Summary for Reach SP1: Southern Drainage Line

Inflow Area = 72,521 sf, 20.85% Impervious, Inflow Depth > 6.39" for 50-Yr event
Inflow = 11.84 cfs @ 12.09 hrs, Volume= 38,616 cf
Outflow = 11.84 cfs @ 12.09 hrs, Volume= 38,616 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach SP1: Southern Drainage Line

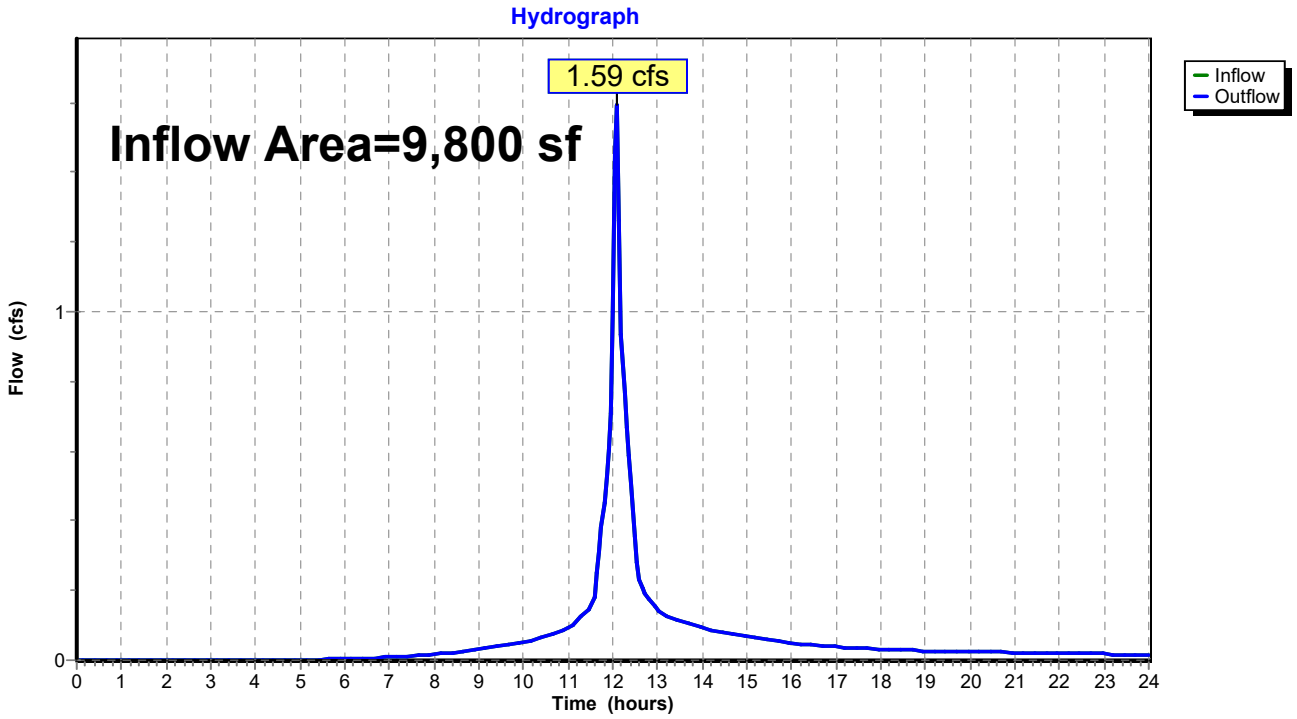


Summary for Reach SP2: Northern Drainage Line

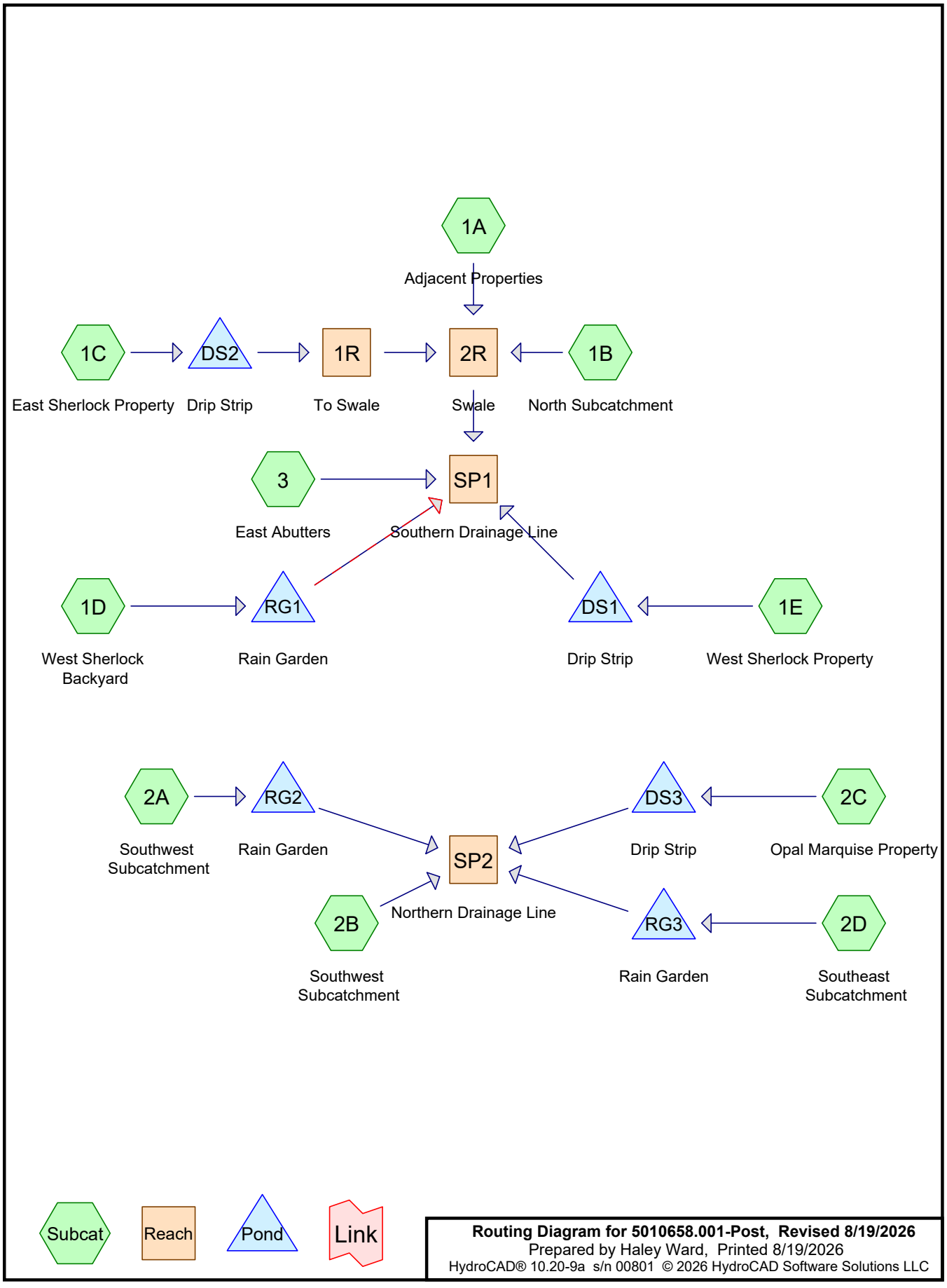
Inflow Area = 9,800 sf, 23.70% Impervious, Inflow Depth > 6.32" for 50-Yr event
Inflow = 1.59 cfs @ 12.09 hrs, Volume= 5,163 cf
Outflow = 1.59 cfs @ 12.09 hrs, Volume= 5,163 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach SP2: Northern Drainage Line



POST-DEVELOPMENT – 2,10, 25, & 50 YEAR STORM EVENTS



Routing Diagram for 5010658.001-Post, Revised 8/19/2026
Prepared by Haley Ward, Printed 8/19/2026
HydroCAD® 10.20-9a s/n 00801 © 2026 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Yr	Type III 24-hr		Default	24.00	1	3.68	2
2	10-Yr	Type III 24-hr		Default	24.00	1	5.59	2
3	25-yr	Type III 24-hr		Default	24.00	1	7.08	2
4	50-Yr	Type III 24-hr		Default	24.00	1	8.49	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
69,079	80	>75% Grass cover, Good, HSG D (1A, 1B, 1D, 2A, 2B, 2D, 3)
6,177	98	Paved parking, HSG D (1A, 2B)
2,239	98	Roofs, HSG D (1C, 1E, 2C)
5,532	98	Unconnected pavement, HSG D (1B, 1D, 2A, 2D)
83,027	**83**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
83,027	HSG D	1A, 1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D, 3
0	Other	
83,027		**TOTAL AREA**

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1A: Adjacent Properties Runoff Area=20,769 sf 24.41% Impervious Runoff Depth=2.09"
Tc=6.0 min CN=84 Runoff=1.15 cfs 3,620 cf

Subcatchment1B: North Subcatchment Runoff Area=8,050 sf 11.64% Impervious Runoff Depth=1.86"
Tc=6.0 min UI Adjusted CN=81 Runoff=0.39 cfs 1,245 cf

Subcatchment1C: East Sherlock Property Runoff Area=684 sf 100.00% Impervious Runoff Depth=3.45"
Tc=6.0 min CN=98 Runoff=0.05 cfs 196 cf

Subcatchment1D: West Sherlock Backyard Runoff Area=2,676 sf 9.98% Impervious Runoff Depth=1.86"
Tc=6.0 min UI Adjusted CN=81 Runoff=0.13 cfs 414 cf

Subcatchment1E: West Sherlock Property Runoff Area=679 sf 100.00% Impervious Runoff Depth=3.45"
Tc=6.0 min CN=98 Runoff=0.05 cfs 195 cf

Subcatchment2A: Southwest Runoff Area=5,409 sf 31.52% Impervious Runoff Depth=2.26"
Tc=6.0 min CN=86 Runoff=0.32 cfs 1,018 cf

Subcatchment2B: Southwest Runoff Area=2,584 sf 42.84% Impervious Runoff Depth=2.43"
Tc=6.0 min CN=88 Runoff=0.16 cfs 524 cf

Subcatchment2C: Opal Marquise Property Runoff Area=876 sf 100.00% Impervious Runoff Depth=3.45"
Tc=6.0 min CN=98 Runoff=0.07 cfs 252 cf

Subcatchment2D: Southeast Runoff Area=11,655 sf 22.51% Impervious Runoff Depth=1.93"
Tc=6.0 min UI Adjusted CN=82 Runoff=0.59 cfs 1,877 cf

Subcatchment3: East Abutters Runoff Area=29,645 sf 0.00% Impervious Runoff Depth=1.78"
Tc=6.0 min CN=80 Runoff=1.39 cfs 4,398 cf

Reach 1R: To Swale Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0 cf
n=0.033 L=60.0' S=0.0183 '/' Capacity=10.72 cfs Outflow=0.00 cfs 0 cf

Reach 2R: Swale Avg. Flow Depth=0.11' Max Vel=1.84 fps Inflow=1.54 cfs 4,865 cf
n=0.030 L=250.0' S=0.0284 '/' Capacity=19.84 cfs Outflow=1.48 cfs 4,865 cf

Reach SP1: Southern Drainage Line Inflow=2.85 cfs 9,333 cf
Outflow=2.85 cfs 9,333 cf

Reach SP2: Northern Drainage Line Inflow=0.46 cfs 1,812 cf
Outflow=0.46 cfs 1,812 cf

Pond DS1: Drip Strip Peak Elev=21.98' Storage=180 cf Inflow=0.05 cfs 195 cf
Discarded=0.00 cfs 39 cf Primary=0.00 cfs 0 cf Outflow=0.00 cfs 39 cf

Pond DS2: Drip Strip Peak Elev=16.49' Storage=181 cf Inflow=0.05 cfs 196 cf
Discarded=0.00 cfs 39 cf Primary=0.00 cfs 0 cf Outflow=0.00 cfs 39 cf

Pond DS3: Drip Strip Peak Elev=17.81' Storage=229 cf Inflow=0.07 cfs 252 cf
Discarded=0.00 cfs 57 cf Primary=0.00 cfs 0 cf Outflow=0.00 cfs 57 cf

Pond RG1: Rain Garden Peak Elev=15.68' Storage=99 cf Inflow=0.13 cfs 414 cf
Discarded=0.01 cfs 344 cf Primary=0.05 cfs 70 cf Outflow=0.07 cfs 414 cf

Pond RG2: Rain Garden Peak Elev=14.51' Storage=142 cf Inflow=0.32 cfs 1,018 cf
Discarded=0.03 cfs 290 cf Primary=0.11 cfs 730 cf Outflow=0.13 cfs 1,020 cf

Pond RG3: Rain Garden Peak Elev=12.06' Storage=394 cf Inflow=0.59 cfs 1,877 cf
Discarded=0.04 cfs 1,321 cf Primary=0.26 cfs 558 cf Outflow=0.31 cfs 1,879 cf

Total Runoff Area = 83,027 sf Runoff Volume = 13,738 cf Average Runoff Depth = 1.99"
83.20% Pervious = 69,079 sf 16.80% Impervious = 13,948 sf

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1A: Adjacent Properties Runoff Area=20,769 sf 24.41% Impervious Runoff Depth=3.81"
Tc=6.0 min CN=84 Runoff=2.06 cfs 6,602 cf

Subcatchment1B: North Subcatchment Runoff Area=8,050 sf 11.64% Impervious Runoff Depth=3.51"
Tc=6.0 min UI Adjusted CN=81 Runoff=0.74 cfs 2,356 cf

Subcatchment1C: East Sherlock Property Runoff Area=684 sf 100.00% Impervious Runoff Depth=5.35"
Tc=6.0 min CN=98 Runoff=0.08 cfs 305 cf

Subcatchment1D: West Sherlock Backyard Runoff Area=2,676 sf 9.98% Impervious Runoff Depth=3.51"
Tc=6.0 min UI Adjusted CN=81 Runoff=0.25 cfs 783 cf

Subcatchment1E: West Sherlock Property Runoff Area=679 sf 100.00% Impervious Runoff Depth=5.35"
Tc=6.0 min CN=98 Runoff=0.08 cfs 303 cf

Subcatchment2A: Southwest Runoff Area=5,409 sf 31.52% Impervious Runoff Depth=4.02"
Tc=6.0 min CN=86 Runoff=0.56 cfs 1,812 cf

Subcatchment2B: Southwest Runoff Area=2,584 sf 42.84% Impervious Runoff Depth=4.23"
Tc=6.0 min CN=88 Runoff=0.28 cfs 911 cf

Subcatchment2C: Opal Marquise Property Runoff Area=876 sf 100.00% Impervious Runoff Depth=5.35"
Tc=6.0 min CN=98 Runoff=0.11 cfs 391 cf

Subcatchment2D: Southeast Runoff Area=11,655 sf 22.51% Impervious Runoff Depth=3.61"
Tc=6.0 min UI Adjusted CN=82 Runoff=1.10 cfs 3,508 cf

Subcatchment3: East Abutters Runoff Area=29,645 sf 0.00% Impervious Runoff Depth=3.41"
Tc=6.0 min CN=80 Runoff=2.66 cfs 8,433 cf

Reach 1R: To Swale Avg. Flow Depth=0.00' Max Vel=0.18 fps Inflow=0.00 cfs 13 cf
n=0.033 L=60.0' S=0.0183 '/' Capacity=10.72 cfs Outflow=0.00 cfs 13 cf

Reach 2R: Swale Avg. Flow Depth=0.16' Max Vel=2.32 fps Inflow=2.80 cfs 8,971 cf
n=0.030 L=250.0' S=0.0284 '/' Capacity=19.84 cfs Outflow=2.74 cfs 8,971 cf

Reach SP1: Southern Drainage Line Inflow=5.52 cfs 17,713 cf
Outflow=5.52 cfs 17,713 cf

Reach SP2: Northern Drainage Line Inflow=0.84 cfs 3,924 cf
Outflow=0.84 cfs 3,924 cf

Pond DS1: Drip Strip Peak Elev=22.80' Storage=273 cf Inflow=0.08 cfs 303 cf
Discarded=0.00 cfs 50 cf Primary=0.00 cfs 11 cf Outflow=0.00 cfs 61 cf

Pond DS2: Drip Strip Peak Elev=17.30' Storage=273 cf Inflow=0.08 cfs 305 cf
Discarded=0.00 cfs 50 cf Primary=0.00 cfs 13 cf Outflow=0.00 cfs 63 cf

Pond DS3: Drip Strip Peak Elev=18.63' Storage=362 cf Inflow=0.11 cfs 391 cf
Discarded=0.00 cfs 72 cf Primary=0.00 cfs 0 cf Outflow=0.00 cfs 72 cf

Pond RG1: Rain Garden Peak Elev=16.13' Storage=139 cf Inflow=0.25 cfs 783 cf
Discarded=0.01 cfs 485 cf Primary=0.17 cfs 299 cf Outflow=0.18 cfs 783 cf

Pond RG2: Rain Garden Peak Elev=15.66' Storage=372 cf Inflow=0.56 cfs 1,812 cf
Discarded=0.03 cfs 458 cf Primary=0.15 cfs 1,354 cf Outflow=0.18 cfs 1,813 cf

Pond RG3: Rain Garden Peak Elev=13.11' Storage=731 cf Inflow=1.10 cfs 3,508 cf
Discarded=0.04 cfs 1,851 cf Primary=0.51 cfs 1,658 cf Outflow=0.55 cfs 3,509 cf

Total Runoff Area = 83,027 sf Runoff Volume = 25,404 cf Average Runoff Depth = 3.67"
83.20% Pervious = 69,079 sf 16.80% Impervious = 13,948 sf

Summary for Subcatchment 1A: Adjacent Properties

Runoff = 2.06 cfs @ 12.09 hrs, Volume= 6,602 cf, Depth= 3.81"
Routed to Reach 2R : Swale

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.59"

Area (sf)	CN	Description
5,070	98	Paved parking, HSG D
15,699	80	>75% Grass cover, Good, HSG D
20,769	84	Weighted Average
15,699		75.59% Pervious Area
5,070		24.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 1B: North Subcatchment

Runoff = 0.74 cfs @ 12.09 hrs, Volume= 2,356 cf, Depth= 3.51"
Routed to Reach 2R : Swale

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.59"

Area (sf)	CN	Adj	Description
7,113	80		>75% Grass cover, Good, HSG D
937	98		Unconnected pavement, HSG D
8,050	82	81	Weighted Average, UI Adjusted
7,113			88.36% Pervious Area
937			11.64% Impervious Area
937			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 1C: East Sherlock Property

Runoff = 0.08 cfs @ 12.09 hrs, Volume= 305 cf, Depth= 5.35"
Routed to Pond DS2 : Drip Strip

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.59"

Area (sf)	CN	Description
684	98	Roofs, HSG D
684		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 1D: West Sherlock Backyard

Runoff = 0.25 cfs @ 12.09 hrs, Volume= 783 cf, Depth= 3.51"
Routed to Pond RG1 : Rain Garden

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.59"

Area (sf)	CN	Adj	Description
267	98		Unconnected pavement, HSG D
2,409	80		>75% Grass cover, Good, HSG D
2,676	82	81	Weighted Average, UI Adjusted
2,409			90.02% Pervious Area
267			9.98% Impervious Area
267			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 1E: West Sherlock Property

Runoff = 0.08 cfs @ 12.09 hrs, Volume= 303 cf, Depth= 5.35"
Routed to Pond DS1 : Drip Strip

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.59"

Area (sf)	CN	Description
679	98	Roofs, HSG D
679		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 2A: Southwest Subcatchment

Runoff = 0.56 cfs @ 12.09 hrs, Volume= 1,812 cf, Depth= 4.02"
Routed to Pond RG2 : Rain Garden

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.59"

Area (sf)	CN	Description
1,705	98	Unconnected pavement, HSG D
3,704	80	>75% Grass cover, Good, HSG D
5,409	86	Weighted Average
3,704		68.48% Pervious Area
1,705		31.52% Impervious Area
1,705		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 2B: Southwest Subcatchment

Runoff = 0.28 cfs @ 12.09 hrs, Volume= 911 cf, Depth= 4.23"
Routed to Reach SP2 : Northern Drainage Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.59"

Area (sf)	CN	Description
1,107	98	Paved parking, HSG D
1,477	80	>75% Grass cover, Good, HSG D
2,584	88	Weighted Average
1,477		57.16% Pervious Area
1,107		42.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 2C: Opal Marquise Property

Runoff = 0.11 cfs @ 12.09 hrs, Volume= 391 cf, Depth= 5.35"
Routed to Pond DS3 : Drip Strip

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.59"

Area (sf)	CN	Description
876	98	Roofs, HSG D
876		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 2D: Southeast Subcatchment

Runoff = 1.10 cfs @ 12.09 hrs, Volume= 3,508 cf, Depth= 3.61"
Routed to Pond RG3 : Rain Garden

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.59"

Area (sf)	CN	Adj	Description
9,032	80		>75% Grass cover, Good, HSG D
2,623	98		Unconnected pavement, HSG D
11,655	84	82	Weighted Average, UI Adjusted
9,032			77.49% Pervious Area
2,623			22.51% Impervious Area
2,623			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment 3: East Abutters

Runoff = 2.66 cfs @ 12.09 hrs, Volume= 8,433 cf, Depth= 3.41"
Routed to Reach SP1 : Southern Drainage Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.59"

Area (sf)	CN	Description
29,645	80	>75% Grass cover, Good, HSG D
29,645		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Reach 1R: To Swale

Inflow Area = 684 sf,100.00% Impervious, Inflow Depth = 0.23" for 10-Yr event
Inflow = 0.00 cfs @ 18.65 hrs, Volume= 13 cf
Outflow = 0.00 cfs @ 19.00 hrs, Volume= 13 cf, Atten= 36%, Lag= 20.9 min
Routed to Reach 2R : Swale

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 2
Max. Velocity= 0.18 fps, Min. Travel Time= 5.6 min
Avg. Velocity = 0.18 fps, Avg. Travel Time= 5.6 min

Peak Storage= 0 cf @ 19.00 hrs
Average Depth at Peak Storage= 0.00' , Surface Width= 5.01'
Bank-Full Depth= 0.50' Flow Area= 3.3 sf, Capacity= 10.72 cfs

5.00' x 0.50' deep channel, n= 0.033 Earth, grassed & winding
Side Slope Z-value= 3.0 '/' Top Width= 8.00'
Length= 60.0' Slope= 0.0183 '/'
Inlet Invert= 17.10', Outlet Invert= 16.00'



‡

Summary for Reach 2R: Swale

Inflow Area = 29,503 sf, 22.68% Impervious, Inflow Depth = 3.65" for 10-Yr event
Inflow = 2.80 cfs @ 12.09 hrs, Volume= 8,971 cf
Outflow = 2.74 cfs @ 12.11 hrs, Volume= 8,971 cf, Atten= 2%, Lag= 1.2 min
Routed to Reach SP1 : Southern Drainage Line

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 2
Max. Velocity= 2.32 fps, Min. Travel Time= 1.8 min
Avg. Velocity = 0.57 fps, Avg. Travel Time= 7.3 min

Peak Storage= 294 cf @ 12.11 hrs
Average Depth at Peak Storage= 0.16' , Surface Width= 7.95'
Bank-Full Depth= 0.50' Flow Area= 4.3 sf, Capacity= 19.84 cfs

7.00' x 0.50' deep channel, n= 0.030 Earth, grassed & winding
Side Slope Z-value= 3.0 '/' Top Width= 10.00'
Length= 250.0' Slope= 0.0284 '/'
Inlet Invert= 22.00', Outlet Invert= 14.90'



‡

Summary for Reach SP1: Southern Drainage Line

Inflow Area = 62,503 sf, 12.22% Impervious, Inflow Depth = 3.40" for 10-Yr event
Inflow = 5.52 cfs @ 12.10 hrs, Volume= 17,713 cf
Outflow = 5.52 cfs @ 12.10 hrs, Volume= 17,713 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 2

Summary for Reach SP2: Northern Drainage Line

Inflow Area = 20,524 sf, 30.75% Impervious, Inflow Depth = 2.29" for 10-Yr event
Inflow = 0.84 cfs @ 12.14 hrs, Volume= 3,924 cf
Outflow = 0.84 cfs @ 12.14 hrs, Volume= 3,924 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 2

Summary for Pond DS1: Drip Strip

Inflow Area = 679 sf,100.00% Impervious, Inflow Depth = 5.35" for 10-Yr event
Inflow = 0.08 cfs @ 12.09 hrs, Volume= 303 cf
Outflow = 0.00 cfs @ 19.25 hrs, Volume= 61 cf, Atten= 98%, Lag= 429.8 min
Discarded = 0.00 cfs @ 19.20 hrs, Volume= 50 cf
Primary = 0.00 cfs @ 19.25 hrs, Volume= 11 cf
Routed to Reach SP1 : Southern Drainage Line

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 22.80' @ 19.25 hrs Surf.Area= 315 sf Storage= 273 cf

Plug-Flow detention time= 1,137.7 min calculated for 61 cf (20% of inflow)
Center-of-Mass det. time= 870.9 min (1,617.1 - 746.2)

Volume	Invert	Avail.Storage	Storage Description
#1	18.80'	273 cf	**2.00'W x 23.50'L x 4.00'H Prismatoid Z=1.0** 681 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	22.80'	**23.5' long + 1.0 '/' SideZ x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#2	Discarded	18.80'	**0.050 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.00 cfs @ 19.20 hrs HW=22.80' (Free Discharge)
↑**2=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.00 cfs @ 19.25 hrs HW=22.80' TW=0.00' (Dynamic Tailwater)
↑**1=Broad-Crested Rectangular Weir** (Weir Controls 0.00 cfs @ 0.08 fps)

Summary for Pond DS2: Drip Strip

Inflow Area = 684 sf,100.00% Impervious, Inflow Depth = 5.35" for 10-Yr event
Inflow = 0.08 cfs @ 12.09 hrs, Volume= 305 cf
Outflow = 0.00 cfs @ 18.65 hrs, Volume= 63 cf, Atten= 98%, Lag= 393.8 min
Discarded = 0.00 cfs @ 18.60 hrs, Volume= 50 cf
Primary = 0.00 cfs @ 18.65 hrs, Volume= 13 cf
Routed to Reach 1R : To Swale

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 17.30' @ 18.65 hrs Surf.Area= 315 sf Storage= 273 cf

Plug-Flow detention time= 1,115.7 min calculated for 63 cf (21% of inflow)
Center-of-Mass det. time= 853.8 min (1,600.1 - 746.2)

Volume	Invert	Avail.Storage	Storage Description
#1	13.30'	273 cf	**2.00'W x 23.50'L x 4.00'H Prismatoid Z=1.0** 681 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	17.30'	**23.5' long + 1.0 '/' SideZ x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#2	Discarded	13.30'	**0.050 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.00 cfs @ 18.60 hrs HW=17.30' (Free Discharge)
↑**2=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.00 cfs @ 18.65 hrs HW=17.30' TW=17.10' (Dynamic Tailwater)
↑**1=Broad-Crested Rectangular Weir** (Weir Controls 0.00 cfs @ 0.08 fps)

Summary for Pond DS3: Drip Strip

Inflow Area = 876 sf,100.00% Impervious, Inflow Depth = 5.35" for 10-Yr event
Inflow = 0.11 cfs @ 12.09 hrs, Volume= 391 cf
Outflow = 0.00 cfs @ 24.08 hrs, Volume= 72 cf, Atten= 100%, Lag= 719.8 min
Discarded = 0.00 cfs @ 24.08 hrs, Volume= 72 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Reach SP2 : Northern Drainage Line

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 18.63' @ 24.08 hrs Surf.Area= 455 sf Storage= 362 cf

Plug-Flow detention time= 1,215.5 min calculated for 72 cf (18% of inflow)
Center-of-Mass det. time= 935.0 min (1,681.2 - 746.2)

Volume	Invert	Avail.Storage	Storage Description
#1	15.20'	474 cf	**2.00'W x 44.50'L x 4.00'H Prismatoid Z=1.0** 1,185 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	19.20'	**44.5' long + 1.0 '/' SideZ x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#2	Discarded	15.20'	**0.050 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.00 cfs @ 24.08 hrs HW=18.63' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=15.20' TW=0.00' (Dynamic Tailwater)
↑—**1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond RG1: Rain Garden

Inflow Area = 2,676 sf, 9.98% Impervious, Inflow Depth = 3.51" for 10-Yr event
Inflow = 0.25 cfs @ 12.09 hrs, Volume= 783 cf
Outflow = 0.18 cfs @ 12.17 hrs, Volume= 783 cf, Atten= 27%, Lag= 4.8 min
Discarded = 0.01 cfs @ 11.45 hrs, Volume= 485 cf
Primary = 0.17 cfs @ 12.17 hrs, Volume= 299 cf
Routed to Reach SP1 : Southern Drainage Line

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 16.13' @ 12.17 hrs Surf.Area= 225 sf Storage= 139 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 38.8 min (853.2 - 814.4)

Volume	Invert	Avail.Storage	Storage Description
#1	14.58'	635 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
14.58	225	0.0	0	0
17.75	225	40.0	285	285
18.75	475	100.0	350	635

Device	Routing	Invert	Outlet Devices
#1	Primary	15.20'	**8.0" Round Culvert** L= 23.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 15.20' / 13.70' S= 0.0652 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	18.25'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Discarded	14.58'	**2.410 in/hr Exfiltration over Surface area**
#4	Device 1	17.00'	**4.0' long x 0.7' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 Coef. (English) 2.76 2.82 2.93 3.09 3.18 3.22 3.27 3.30 3.32 3.31 3.32
#5	Device 1	15.50'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 11.45 hrs HW=14.63' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.16 cfs @ 12.17 hrs HW=16.11' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Passes 0.16 cfs of 1.28 cfs potential flow)
  ├**2=Orifice/Grate** (Controls 0.00 cfs)
  ├**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)
  └**5=Orifice/Grate** (Orifice Controls 0.16 cfs @ 3.36 fps)

Summary for Pond RG2: Rain Garden

Inflow Area = 5,409 sf, 31.52% Impervious, Inflow Depth = 4.02" for 10-Yr event
Inflow = 0.56 cfs @ 12.09 hrs, Volume= 1,812 cf
Outflow = 0.18 cfs @ 12.40 hrs, Volume= 1,813 cf, Atten= 67%, Lag= 18.4 min
Discarded = 0.03 cfs @ 11.80 hrs, Volume= 458 cf
Primary = 0.15 cfs @ 12.40 hrs, Volume= 1,354 cf
Routed to Reach SP2 : Northern Drainage Line

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 15.66' @ 12.40 hrs Surf.Area= 500 sf Storage= 372 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 12.2 min (812.5 - 800.3)

Volume	Invert	Avail.Storage	Storage Description
#1	13.80'	1,290 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
13.80	500	0.0	0	0
17.00	500	40.0	640	640
18.00	800	100.0	650	1,290

Device	Routing	Invert	Outlet Devices
#1	Primary	13.30'	**8.0" Round Underdrain** L= 20.0' Ke= 0.900 Inlet / Outlet Invert= 13.30' / 13.00' S= 0.0150 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	17.50'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 1.000 Limited to weir flow at low heads
#3	Discarded	13.80'	**2.410 in/hr Exfiltration over Surface area**
#4	Device 1	17.00'	**4.0' long x 0.7' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 Coef. (English) 2.76 2.82 2.93 3.09 3.18 3.22 3.27 3.30 3.32 3.31 3.32
#5	Device 1	13.40'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.03 cfs @ 11.80 hrs HW=13.89' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.15 cfs @ 12.40 hrs HW=15.66' TW=0.00' (Dynamic Tailwater)
└**1=Underdrain** (Passes 0.15 cfs of 1.89 cfs potential flow)
  ├**2=Orifice/Grate** (Controls 0.00 cfs)
  ├**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)
  └**5=Orifice/Grate** (Orifice Controls 0.15 cfs @ 7.10 fps)

Summary for Pond RG3: Rain Garden

Inflow Area = 11,655 sf, 22.51% Impervious, Inflow Depth = 3.61" for 10-Yr event
Inflow = 1.10 cfs @ 12.09 hrs, Volume= 3,508 cf
Outflow = 0.55 cfs @ 12.26 hrs, Volume= 3,509 cf, Atten= 50%, Lag= 9.9 min
Discarded = 0.04 cfs @ 11.20 hrs, Volume= 1,851 cf
Primary = 0.51 cfs @ 12.26 hrs, Volume= 1,658 cf
Routed to Reach SP2 : Northern Drainage Line

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 13.11' @ 12.26 hrs Surf.Area= 800 sf Storage= 731 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 30.5 min (842.2 - 811.7)

Volume	Invert	Avail.Storage	Storage Description
#1	10.83'	1,992 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
10.83	800	0.0	0	0
14.00	800	40.0	1,014	1,014
15.00	1,155	100.0	978	1,992

Device	Routing	Invert	Outlet Devices
#1	Primary	11.33'	**6.0" Round Underdrain** L= 45.8' Ke= 0.900 Inlet / Outlet Invert= 11.33' / 11.07' S= 0.0057 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
#2	Device 1	14.50'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Discarded	10.83'	**2.410 in/hr Exfiltration over Surface area**
#4	Device 1	14.00'	**4.0' long x 0.7' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 Coef. (English) 2.76 2.82 2.93 3.09 3.18 3.22 3.27 3.30 3.32 3.31 3.32
#5	Device 1	11.50'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.04 cfs @ 11.20 hrs HW=10.88' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.50 cfs @ 12.26 hrs HW=13.11' TW=0.00' (Dynamic Tailwater)
└**1=Underdrain** (Passes 0.50 cfs of 0.88 cfs potential flow)
- **2=Orifice/Grate** (Controls 0.00 cfs)
- **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)
- **5=Orifice/Grate** (Orifice Controls 0.50 cfs @ 5.79 fps)

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1A: Adjacent Properties Runoff Area=20,769 sf 24.41% Impervious Runoff Depth=5.22"
Tc=6.0 min CN=84 Runoff=2.78 cfs 9,028 cf

Subcatchment1B: North Subcatchment Runoff Area=8,050 sf 11.64% Impervious Runoff Depth=4.88"
Tc=6.0 min UI Adjusted CN=81 Runoff=1.02 cfs 3,273 cf

Subcatchment1C: East Sherlock Property Runoff Area=684 sf 100.00% Impervious Runoff Depth=6.84"
Tc=6.0 min CN=98 Runoff=0.11 cfs 390 cf

Subcatchment1D: West Sherlock Backyard Runoff Area=2,676 sf 9.98% Impervious Runoff Depth=4.88"
Tc=6.0 min UI Adjusted CN=81 Runoff=0.34 cfs 1,088 cf

Subcatchment1E: West Sherlock Property Runoff Area=679 sf 100.00% Impervious Runoff Depth=6.84"
Tc=6.0 min CN=98 Runoff=0.11 cfs 387 cf

Subcatchment2A: Southwest Runoff Area=5,409 sf 31.52% Impervious Runoff Depth=5.44"
Tc=6.0 min CN=86 Runoff=0.75 cfs 2,453 cf

Subcatchment2B: Southwest Runoff Area=2,584 sf 42.84% Impervious Runoff Depth=5.67"
Tc=6.0 min CN=88 Runoff=0.37 cfs 1,221 cf

Subcatchment2C: Opal Marquise Property Runoff Area=876 sf 100.00% Impervious Runoff Depth=6.84"
Tc=6.0 min CN=98 Runoff=0.14 cfs 499 cf

Subcatchment2D: Southeast Runoff Area=11,655 sf 22.51% Impervious Runoff Depth=4.99"
Tc=6.0 min UI Adjusted CN=82 Runoff=1.51 cfs 4,848 cf

Subcatchment3: East Abutters Runoff Area=29,645 sf 0.00% Impervious Runoff Depth=4.77"
Tc=6.0 min CN=80 Runoff=3.69 cfs 11,780 cf

Reach 1R: To Swale Avg. Flow Depth=0.01' Max Vel=0.25 fps Inflow=0.01 cfs 97 cf
n=0.033 L=60.0' S=0.0183 '/' Capacity=10.72 cfs Outflow=0.01 cfs 97 cf

Reach 2R: Swale Avg. Flow Depth=0.19' Max Vel=2.61 fps Inflow=3.80 cfs 12,398 cf
n=0.030 L=250.0' S=0.0284 '/' Capacity=19.84 cfs Outflow=3.74 cfs 12,398 cf

Reach SP1: Southern Drainage Line Inflow=7.60 cfs 24,789 cf
Outflow=7.60 cfs 24,789 cf

Reach SP2: Northern Drainage Line Inflow=1.07 cfs 5,773 cf
Outflow=1.07 cfs 5,773 cf

Pond DS1: Drip Strip Peak Elev=22.80' Storage=273 cf Inflow=0.11 cfs 387 cf
Discarded=0.00 cfs 51 cf Primary=0.01 cfs 94 cf Outflow=0.01 cfs 145 cf

Pond DS2: Drip Strip Peak Elev=17.30' Storage=273 cf Inflow=0.11 cfs 390 cf
Discarded=0.00 cfs 51 cf Primary=0.01 cfs 97 cf Outflow=0.01 cfs 148 cf

Pond DS3: Drip Strip Peak Elev=19.17' Storage=467 cf Inflow=0.14 cfs 499 cf
Discarded=0.00 cfs 83 cf Primary=0.00 cfs 0 cf Outflow=0.00 cfs 83 cf

Pond RG1: Rain Garden Peak Elev=16.53' Storage=175 cf Inflow=0.34 cfs 1,088 cf
Discarded=0.01 cfs 571 cf Primary=0.22 cfs 517 cf Outflow=0.24 cfs 1,088 cf

Pond RG2: Rain Garden Peak Elev=16.67' Storage=574 cf Inflow=0.75 cfs 2,453 cf
Discarded=0.03 cfs 579 cf Primary=0.19 cfs 1,876 cf Outflow=0.22 cfs 2,454 cf

Pond RG3: Rain Garden Peak Elev=14.02' Storage=1,033 cf Inflow=1.51 cfs 4,848 cf
Discarded=0.05 cfs 2,172 cf Primary=0.68 cfs 2,676 cf Outflow=0.72 cfs 4,848 cf

Total Runoff Area = 83,027 sf Runoff Volume = 34,967 cf Average Runoff Depth = 5.05"
83.20% Pervious = 69,079 sf 16.80% Impervious = 13,948 sf

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1A: Adjacent Properties Runoff Area=20,769 sf 24.41% Impervious Runoff Depth=6.57"
Tc=6.0 min CN=84 Runoff=3.46 cfs 11,365 cf

Subcatchment1B: North Subcatchment Runoff Area=8,050 sf 11.64% Impervious Runoff Depth=6.21"
Tc=6.0 min UI Adjusted CN=81 Runoff=1.29 cfs 4,163 cf

Subcatchment1C: East Sherlock Property Runoff Area=684 sf 100.00% Impervious Runoff Depth=8.25"
Tc=6.0 min CN=98 Runoff=0.13 cfs 470 cf

Subcatchment1D: West Sherlock Backyard Runoff Area=2,676 sf 9.98% Impervious Runoff Depth=6.21"
Tc=6.0 min UI Adjusted CN=81 Runoff=0.43 cfs 1,384 cf

Subcatchment1E: West Sherlock Property Runoff Area=679 sf 100.00% Impervious Runoff Depth=8.25"
Tc=6.0 min CN=98 Runoff=0.13 cfs 467 cf

Subcatchment2A: Southwest Runoff Area=5,409 sf 31.52% Impervious Runoff Depth=6.81"
Tc=6.0 min CN=86 Runoff=0.93 cfs 3,068 cf

Subcatchment2B: Southwest Runoff Area=2,584 sf 42.84% Impervious Runoff Depth=7.05"
Tc=6.0 min CN=88 Runoff=0.45 cfs 1,518 cf

Subcatchment2C: Opal Marquise Property Runoff Area=876 sf 100.00% Impervious Runoff Depth=8.25"
Tc=6.0 min CN=98 Runoff=0.16 cfs 602 cf

Subcatchment2D: Southeast Runoff Area=11,655 sf 22.51% Impervious Runoff Depth=6.33"
Tc=6.0 min UI Adjusted CN=82 Runoff=1.89 cfs 6,144 cf

Subcatchment3: East Abutters Runoff Area=29,645 sf 0.00% Impervious Runoff Depth=6.09"
Tc=6.0 min CN=80 Runoff=4.66 cfs 15,034 cf

Reach 1R: To Swale Avg. Flow Depth=0.02' Max Vel=0.47 fps Inflow=0.08 cfs 177 cf
n=0.033 L=60.0' S=0.0183 '/' Capacity=10.72 cfs Outflow=0.06 cfs 177 cf

Reach 2R: Swale Avg. Flow Depth=0.22' Max Vel=2.83 fps Inflow=4.75 cfs 15,705 cf
n=0.030 L=250.0' S=0.0284 '/' Capacity=19.84 cfs Outflow=4.69 cfs 15,705 cf

Reach SP1: Southern Drainage Line Inflow=9.56 cfs 31,656 cf
Outflow=9.56 cfs 31,656 cf

Reach SP2: Northern Drainage Line Inflow=1.77 cfs 7,722 cf
Outflow=1.77 cfs 7,722 cf

Pond DS1: Drip Strip Peak Elev=22.81' Storage=273 cf Inflow=0.13 cfs 467 cf
Discarded=0.00 cfs 51 cf Primary=0.10 cfs 173 cf Outflow=0.10 cfs 225 cf

Pond DS2: Drip Strip Peak Elev=17.31' Storage=273 cf Inflow=0.13 cfs 470 cf
Discarded=0.00 cfs 51 cf Primary=0.08 cfs 177 cf Outflow=0.08 cfs 228 cf

Pond DS3: Drip Strip Peak Elev=19.20' Storage=474 cf Inflow=0.16 cfs 602 cf
Discarded=0.00 cfs 85 cf Primary=0.01 cfs 94 cf Outflow=0.01 cfs 179 cf

Pond RG1: Rain Garden Peak Elev=16.95' Storage=213 cf Inflow=0.43 cfs 1,384 cf
Discarded=0.01 cfs 641 cf Primary=0.27 cfs 743 cf Outflow=0.28 cfs 1,384 cf

Pond RG2: Rain Garden Peak Elev=17.08' Storage=679 cf Inflow=0.93 cfs 3,068 cf
Discarded=0.03 cfs 678 cf Primary=0.43 cfs 2,392 cf Outflow=0.46 cfs 3,070 cf

Pond RG3: Rain Garden Peak Elev=14.20' Storage=1,181 cf Inflow=1.89 cfs 6,144 cf
Discarded=0.05 cfs 2,426 cf Primary=1.14 cfs 3,719 cf Outflow=1.19 cfs 6,146 cf

Total Runoff Area = 83,027 sf Runoff Volume = 44,216 cf Average Runoff Depth = 6.39"
83.20% Pervious = 69,079 sf 16.80% Impervious = 13,948 sf

ATTACHMENT 2
TEST PIT LOGS

5/12/26 20 Central Ave

Test Pit #1

0 - 4" A Horizon Sandy loam
Moist Friable

4 - 11" B Horizon Clayey loam
Massive

11" ESHWT

12" - 60" C Horizon Clay
Massive

Test Pit #2

0 - 5" A Horizon Sandy loam
Moist Friable

5" - 11" B Horizon Gravely Sandy loam
Granular Friable

11" ESHWT

11" — 60" C Horizon Clay
Massive

Test Pit #3

0 – 4" A Horizon Sandy Loam

4" – 32" B Horizon Stony Fill with Cobbles Man Made Fill

ESHVT 32"

32" – 60" Clay

Test Pit #4

0 – 5" A Horizon Sandy Loam Moist Friable

5" – 10" B Horizon ~~Stony Fill with Cobbles Man Made Fill Section~~ Clayey Loam massive

10" ESHW

10" – 45" Clay Massive

45" – 60" Construction Debris Back Fill

ATTACHMENT 3
EXTREME PRECIPITATION

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing	Yes
State	
Location	
Latitude	43.083 degrees North
Longitude	70.772 degrees West
Elevation	0 feet
Date/Time	Wed May 13 2026 13:43:21 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.04	**1yr**	0.70	0.98	1.21	1.56	2.03	2.66	2.92	**1yr**	2.35	2.80	3.21	3.94	4.54	**1yr**
2yr	0.32	0.50	0.62	0.81	1.02	1.30	**2yr**	0.88	1.18	1.52	1.94	2.49	3.20	3.56	**2yr**	2.84	3.43	3.93	4.67	5.32	**2yr**
5yr	0.37	0.58	0.73	0.97	1.25	1.60	**5yr**	1.08	1.46	1.88	2.43	3.13	4.06	4.57	**5yr**	3.59	4.39	5.03	5.92	6.69	**5yr**
10yr	0.41	0.65	0.82	1.11	1.45	1.89	**10yr**	1.25	1.72	2.23	2.89	3.74	4.86	5.52	**10yr**	4.30	5.31	6.07	7.09	7.96	**10yr**
25yr	0.48	0.76	0.96	1.33	1.77	2.33	**25yr**	1.53	2.14	2.77	3.62	4.73	6.16	7.09	**25yr**	5.45	6.81	7.78	9.00	10.03	**25yr**
50yr	0.53	0.86	1.10	1.53	2.06	2.75	**50yr**	1.78	2.52	3.28	4.31	5.65	7.38	8.57	**50yr**	6.53	8.24	9.40	10.79	11.95	**50yr**
100yr	0.59	0.96	1.24	1.76	2.41	3.24	**100yr**	2.08	2.97	3.89	5.14	6.75	8.83	10.36	**100yr**	7.82	9.96	11.35	12.93	14.25	**100yr**
200yr	0.67	1.09	1.42	2.03	2.81	3.82	**200yr**	2.43	3.50	4.60	6.11	8.06	10.59	12.52	**200yr**	9.37	12.04	13.71	15.50	16.99	**200yr**
500yr	0.79	1.31	1.70	2.47	3.46	4.74	**500yr**	2.98	4.36	5.74	7.68	10.19	13.45	16.11	**500yr**	11.90	15.49	17.60	19.72	21.45	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.23	0.36	0.44	0.59	0.73	0.88	**1yr**	0.63	0.86	0.92	1.32	1.68	2.22	2.49	**1yr**	1.97	2.39	2.86	3.17	3.87	**1yr**
2yr	0.31	0.49	0.60	0.81	1.00	1.19	**2yr**	0.86	1.16	1.37	1.82	2.34	3.05	3.45	**2yr**	2.70	3.32	3.82	4.54	5.07	**2yr**
5yr	0.35	0.54	0.67	0.92	1.17	1.40	**5yr**	1.01	1.37	1.61	2.12	2.73	3.78	4.18	**5yr**	3.35	4.02	4.71	5.52	6.23	**5yr**
10yr	0.38	0.59	0.73	1.02	1.32	1.60	**10yr**	1.14	1.56	1.81	2.39	3.06	4.36	4.85	**10yr**	3.86	4.67	5.43	6.40	7.18	**10yr**
25yr	0.44	0.67	0.83	1.18	1.56	1.90	**25yr**	1.35	1.86	2.10	2.76	3.54	4.69	5.88	**25yr**	4.15	5.65	6.63	7.77	8.66	**25yr**
50yr	0.48	0.73	0.91	1.31	1.76	2.17	**50yr**	1.52	2.12	2.35	3.08	3.94	5.30	6.79	**50yr**	4.69	6.53	7.70	9.02	9.99	**50yr**
100yr	0.53	0.81	1.01	1.46	2.01	2.47	**100yr**	1.73	2.41	2.63	3.42	4.36	5.94	7.83	**100yr**	5.26	7.53	8.94	10.47	11.53	**100yr**
200yr	0.59	0.89	1.13	1.63	2.27	2.81	**200yr**	1.96	2.75	2.93	3.80	4.81	6.65	9.04	**200yr**	5.89	8.69	10.38	12.18	13.33	**200yr**
500yr	0.68	1.02	1.31	1.90	2.71	3.36	**500yr**	2.33	3.29	3.41	4.34	5.48	7.73	10.91	**500yr**	6.84	10.50	12.64	14.89	16.13	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.08	**1yr**	0.77	1.06	1.26	1.74	2.21	2.98	3.15	**1yr**	2.64	3.03	3.58	4.37	5.04	**1yr**
2yr	0.34	0.52	0.64	0.86	1.07	1.27	**2yr**	0.92	1.24	1.48	1.96	2.51	3.42	3.70	**2yr**	3.03	3.55	4.08	4.83	5.63	**2yr**
5yr	0.40	0.62	0.76	1.05	1.33	1.62	**5yr**	1.15	1.58	1.88	2.53	3.25	4.33	4.95	**5yr**	3.83	4.76	5.37	6.36	7.14	**5yr**
10yr	0.47	0.72	0.89	1.24	1.61	1.97	**10yr**	1.39	1.93	2.28	3.10	3.95	5.33	6.19	**10yr**	4.72	5.95	6.80	7.82	8.73	**10yr**
25yr	0.57	0.87	1.09	1.55	2.04	2.56	**25yr**	1.76	2.50	2.95	4.06	5.14	7.79	8.32	**25yr**	6.90	8.00	9.12	10.32	11.39	**25yr**
50yr	0.67	1.02	1.27	1.82	2.45	3.12	**50yr**	2.11	3.05	3.59	4.99	6.30	9.76	10.43	**50yr**	8.64	10.03	11.41	12.70	13.94	**50yr**
100yr	0.79	1.19	1.49	2.15	2.95	3.79	**100yr**	2.54	3.71	4.36	6.14	7.73	12.22	13.08	**100yr**	10.81	12.57	14.26	15.66	17.06	**100yr**
200yr	0.92	1.38	1.75	2.53	3.53	4.63	**200yr**	3.05	4.52	5.32	7.56	9.49	15.34	16.41	**200yr**	13.57	15.78	17.86	19.30	20.88	**200yr**
500yr	1.14	1.69	2.18	3.17	4.50	6.00	**500yr**	3.89	5.87	6.91	9.99	12.48	20.74	22.15	**500yr**	18.35	21.30	24.04	25.45	27.30	**500yr**

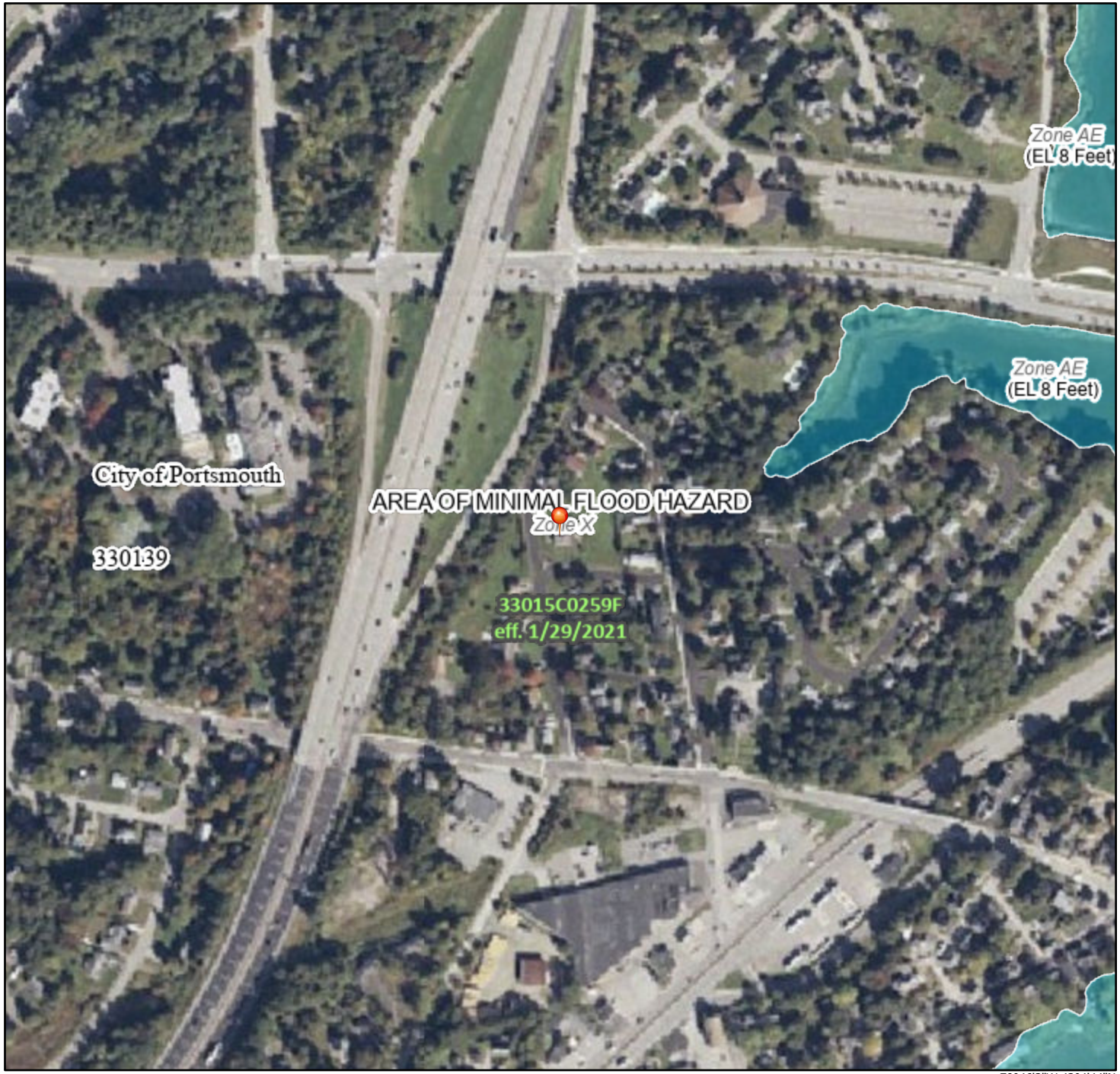
Powered by ACIS Northeast Regional Climate Center

ATTACHMENT 4
FEMA FIRMETTE FLOOD HAZARD MAP

National Flood Hazard Layer FIRMette

FEMA

70°46'40"W 43°5'10"N



70°46'3"W 43°4'44"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/16/2026 at 5:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ATTACHMENT 5
NRCS SOIL REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Rockingham County, New Hampshire



May 13, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:424 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
Survey Area Data: Version 28, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
799	Urban land-Canton complex, 3 to 15 percent slopes	0.7	100.0%
Totals for Area of Interest		**0.7**	**100.0%**

APPENDIX 14
INSPECTION AND LONG-TERM MAINTENANCE PLAN

HALEY WARD

INSPECTION & LONG-TERM MAINTENANCE PLAN FOR RESIDENTIAL DEVELOPMENT

20 Central Avenue
PORTSMOUTH, NH

Introduction

The intent of this plan is to provide Marissa Valverde (herein referred to as the "Owner") with a list of procedures that document the inspection and maintenance requirements of the stormwater management system for proposed development at 20 Central Avenue. Specifically, the proposed roof Drip Strip Filter Systems, Rain Gardens, and the stormwater Catch Basins (collectively referred to as the "Stormwater Management System"). The contact information for the owner shall be kept current, and if there is a change of ownership of the property this plan must be transferred to the new owner.

The following inspection and maintenance program is necessary to keep the stormwater management system functioning properly and will help maintain a high quality of stormwater runoff to minimize potential environmental impacts. By following the enclosed procedures, the owner will be able to maintain the functional design of the stormwater management system and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

Construction Inspections

During the construction period, inspections shall be conducted at least once every seven (7) calendar days or once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inch or greater.

Annual Report

Following construction, the owner shall prepare an annual Inspection & Maintenance Report. The report shall include a summary of the system's maintenance and repair by transmission of the Inspection & Maintenance Log and other information as required. A copy of the report shall be delivered annually to the Portsmouth DPW, if required.

Inspection & Maintenance Checklist/Log

The following pages contain the Stormwater Management System Inspection & Maintenance Requirements and a blank copy of the Stormwater Management System Inspection & Maintenance Log. These forms are provided to the owner as a guideline for performing the inspection and maintenance of the Stormwater Management System. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

Stormwater Management System Components

The Stormwater Management System is designed to mitigate the quality of site-generated stormwater runoff. As a result, the design includes the following elements:

Non-Structural BMPs

Non-Structural best management practices (BMP's) include temporary and permanent measures that typically require less labor and capital inputs and are intended to provide protection against erosion of soils. Examples of non-structural BMP's on this project may include but are not limited to:

- Dust control
- Sediment barriers
- Stabilized construction entrance
- Catch basin basket
- Dewatering control

Structural BMPs

Structural BMPs are more labor and capital-intensive structures or installations that require more specialized personnel to install. Examples on this project include but are not limited to:

- Roof Drip Strip Filter System
- Closed Drainage System
- Rain Garden

Inspection and Maintenance Requirements

The following summarizes the inspection and maintenance requirements for the various BMP's that may be found on this project.

1. **Roof Drip Strip Filter:** Inspections and maintenance of roof dripline filters shall occur annually. Inspect and remove any debris within the reservoir layer. Renew basin media if filter fails to drain within 72 hours after a 1-inch rainfall event.
2. **Storm Drains:** Monitor accumulation of debris in drainage structures monthly or after significant rain events. Remove sediments when they accumulate within the outlet pipe. During construction, maintain inlet protection until all areas have been stabilized. Prior to the end of construction, inspect the drains and basins for accumulations and remove and clean by jet- vacuuming.
3. **Rain Garden:** After installation of the rain garden, perform the following inspections on a monthly basis:

    a. Monitor for excessive or concentrated accumulations of debris, or excessive erosion below the various pipe inlets. Remove debris as required and replace or add inlet fabric strips or rip rap stones.
    b. Monitor the outflow for problems with erosion. Repair as required.
    c. After significant rainfalls, monitor rain garden surfaces for ponding of water. If water remains flooded over the surface 24 hours after a 1" rainfall, then investigate the cause, if not related to overflow blockage, then excavate and replace filter media.
    d. Monitor vegetation on rain garden and replace dead or dying vegetation as required.
    e. Monitor rain garden for rodent borrows and repair as required; remove persistent occupiers.
    f. Monitor side slopes of rain garden for damage or erosion—repair, as necessary.

Pollution Prevention

The following pollution prevention activities shall be undertaken to minimize potential impacts on stormwater runoff quality. The Contractor is responsible for all activities during construction. The Owner is responsible thereafter.

Spill Procedures

Any discharge of waste oil or other pollutant shall be reported immediately to the New Hampshire Department of Environmental Services (NHDES). The Contractor/Owner will be responsible for any incident of groundwater contamination resulting from the improper discharge of pollutants to the stormwater

system and may be required by NHDES to remediate incidents that may impact groundwater quality. If the property ownership is transferred, the new owner will be informed of the legal responsibilities associated with operation of the stormwater system, as indicated above.

Sanitary Facilities

Sanitary facilities shall be provided during all phases of construction.

Material Storage

The contractors are required to remove trash from the site. Hazardous material storage is prohibited. Salt and other de-icing materials must remain under covered storage. Salt storage areas shall be covered using permanent or semi-permanent measures and loading/offloading areas shall be located and designed to not drain directly to receiving waters and be maintained with good housekeeping measures in accordance with NHDES guidance documents. Snow will not be stored onsite – it will be removed from the site by a licensed contractor as needed. There are no wetlands, waterbodies, or other protected natural resources directly adjacent to the development area. Down-gradient stormwater structures will be protected as outlined in this document.

Material Disposal

All waste material, trash, sediment, and debris shall be removed from the site and disposed of in accordance with applicable local, state, and federal guidelines and regulations. Removed sediments shall be if necessary dewatered prior to disposal.

CATCH BASIN BASKET CONSTRUCTION MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
-Check for damage to basket -Remove sediment from basket	Within 24 hours of rainfall, Daily during extended rainfall	*-Repair basket as necessary to prevent particles from reaching drainage system, or to prevent flooding.* *-Empty basket after every storm, or if clogged.*

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

CLOSED DRAINAGE STRUCTURE LONG-TERM MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
-Outlet Control Structures *-Drain Manholes* *-Catch Basins*	Every other Month	*Check for erosion or short-circuiting* *Check for sediment accumulation* *Check for floatable contaminants*
-Drainage Pipes	1 time per 2 years	*Check for sediment accumulation/clogging, or soiled runoff.* *Check for erosion at outlets.*

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

STABILIZED CONSTRUCTION ENTRANCE CONSTRUCTION MAINTENANCE SHEET

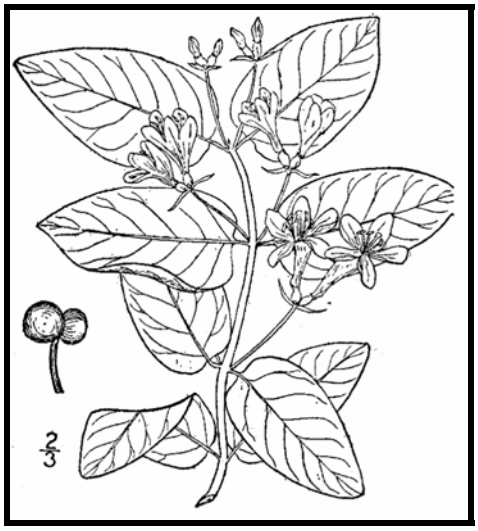
INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
ENTRANCE SURFACE *-Check for sediment accumulation/clogging of stone* *-Check Vegetative filter strips*	After heavy rains, as necessary	*-Top dress pad with new stone.* *-Replace stone completely if completely clogged.* *-Maintain vigorous stand of vegetation.*
WASHING FACILITIES (if applicable) *-Monitor Sediment Accumulation*	As often as necessary	*-Remove Sediments from traps.*

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

University of New Hampshire Cooperative Extension

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

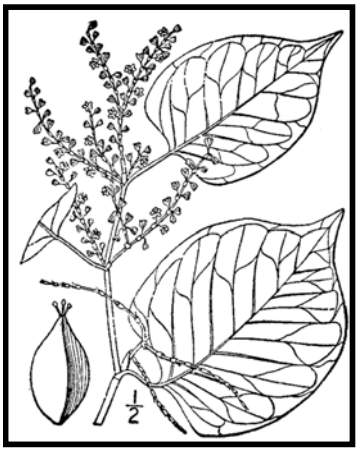
Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

<table>
<tr><th>Woody Plants</th><th>Method of Reproducing</th><th>Methods of Disposal</th></tr>
<tr><td rowspan="2">Norway maple
(Acer platanoides)
European barberry
(Berberis vulgaris)
Japanese barberry
(Berberis thunbergii)
autumn olive
(Elaeagnus umbellata)
burning bush
(Euonymus alatus)
Morrow's honeysuckle
(Lonicera morrowii)
Tatarian honeysuckle
(Lonicera tatarica)
showy bush honeysuckle
(Lonicera x bella)
common buckthorn
(Rhamnus cathartica)
glossy buckthorn
(Frangula alnus)</td><td rowspan="2">Fruit and Seeds
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Use as firewood.
▪ Make a brush pile.
▪ Chip.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip once all fruit has dropped from branches.
▪ Leave resulting chips on site and monitor.</td></tr>
<tr><td rowspan="2">oriental bittersweet
(Celastrus orbiculatus)
multiflora rose
(Rosa multiflora)</td><td rowspan="2">Fruits, Seeds, Plant Fragments
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Make a brush pile.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.</td></tr>
</table>

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard *(Alliaria petiolata)* spotted knapweed *(Centaurea maculosa)* ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort *(Cynanchum nigrum)* ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort *(Cynanchum rossicum)* giant hogweed *(Heracleum mantegazzianum)* ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket *(Hesperis matronalis)* perennial pepperweed *(Lepidium latifolium)* purple loosestrife *(Lythrum salicaria)* Japanese stilt grass *(Microstegium vimineum)* mile-a-minute weed *(Polygonum perfoliatum)*	**Fruits and Seeds** 	**Prior to flowering** Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. **During and following flowering** Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (*Phragmites australis*) Japanese knotweed *(Polygonum cuspidatum)* Bohemian knotweed *(Polygonum x bohemicum)*	**Fruits, Seeds, Plant Fragments** Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	**Small infestation** ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. **Large infestation** ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

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APPENDIX 15
PLAN SET

C000 Cover Sheet
C001 General Notes, Legend & Abbreviations
Subdivision Plan
V101 Existing Conditions Survey Plan
C100 Existing Conditions & Demolition Plan
C101 Site Layout & Utility Plan
C102 Grading, Drainage & Erosion Control Plan
C103 Proposed Easement Plan
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COPLEY PROPERTIES, LLC
PROPOSED 3 LOT SUBDIVISION

20 CENTRAL AVENUE, PORTSMOUTH NH

PROJECT INFORMATION

CIVIL ENGINEER
HALEY WARD, INC.
ATTN: DREW OLEHOWSKI, PE.
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, NH 03801
T: 603.430.9282

SURVEYOR
HALEY WARD, INC.
ATTN: PHILLIP YETMAN, PLS
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, NH 03801
T: 603.430.9282

ACOUSTIC STUDY
REUTER ASSOCIATES, LLC
10 VAUGHAN MALL, SUITE 201A
PORTSMOUTH, NH 03801
T: 603.430.2081

OWNER
MARISSA VALVERDE
20 CENTRAL AVENUE
PORTSMOUTH, NH 03801

APPLICANT
COPLEY PROPERTIES, LLC
94 PORTSMOUTH AVENUE
STRATHAM, NH 03885

ARCHITECT
ART FORM ARCHITECTURE, LLC
ATTN: HOLLY SPINNEY
PO BOX 535
NORTH HAMPTON, NH 03862
T: 603.431.9559

UTILITY PROVIDERS

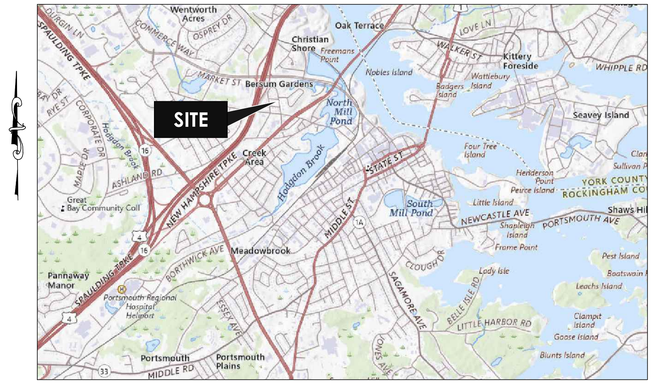
WATER & SEWER
CITY OF PORTSMOUTH DEPT. OF PUBLIC WORKS
ATTN: DOUG SPARKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
T: 603.427.1530

CABLE
XFINITY BY COMCAST
ATTN: MIKE COLLINS
180 GREENLEAF AVENUE
PORTSMOUTH, NH 03801
T: 603.266.2278

NATURAL GAS
UNITIL
ATTN: DAVE BEAULIEU
325 WEST ROAD
PORTSMOUTH, NH 03801
T: 603.294.5144

ELECTRIC
EVERSOURCE
ATTN: NICHOLAS KOSKO
1700 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
T: 603.436.7708, EXT. 3327565

COMMUNICATIONS
CONSOLIDATED COMMUNICATIONS
ATTN: BENJAMIN WILLS
1575 GREENLAND ROAD
GREENLAND, NH 03840
T: 603.427.5525



LOCATION MAP

INDEX OF DRAWINGS

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PERMITS & APPROVALS	PERMIT #	DATE
CITY OF PORTSMOUTH TAC REVIEW	LU-26-84	2026.09.01
CITY OF PORTSMOUTH SITE PLAN/SUBDIVISION	TBD	PENDING
CITY OF PORTSMOUTH CONDITIONAL USE PERMIT	TBD	PENDING

FOR PLANNING BOARD REVIEW
SEPTEMBER 10, 2026

HALEY WARD
www.haleyward.com

5010658.001

CONSTRUCTION NOTES

CONSTRUCTION SEQUENCE

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. INSTALL SILT SOXX TO CONTROL EROSION AND SEDIMENTATION PRIOR TO ANY EARTH MOVING ACTIVITIES.
3. REMOVE EXISTING BUILDINGS AND SITE FEATURES AS REQUIRED.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
5. CUT AND REMOVE ALL TREES, SHRUBS, AND OTHER DEBRIS AS REQUIRED.
6. STRIP AND STOCKPILE LOAM FROM SITE. STOCKPILES SHALL BE SURROUNDED WITH SILT SOXX TO CONTROL SEDIMENT RUN OFF.
7. ROUGH GRADE SITE AND CONSTRUCT DRAINAGE STRUCTURES. INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS SHOWN ON THE PLANS. ALL PERMANENT DITCHES, AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. CONSTRUCT BUILDING FOUNDATIONS.
8. LOAM AND SEED DISTURBED AREAS. CUT AND FILL SLOPES SHALL BE SEEDED IMMEDIATELY AFTER THEIR CONSTRUCTION.
9. CONSTRUCT UTILITIES, BUILDINGS AND PAVEMENT BASE COURSE.
10. PLANT LANDSCAPING.
11. CONSTRUCT PAVEMENT WEARING COURSE.
12. REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

PROJECT DESCRIPTION

1. THE PROJECT CONSISTS OF SUBDIVIDING A SINGLE LOT INTO THREE NEW LOTS, DEMOLISHING THE EXISTING BUILDINGS AND RELATED STRUCTURES, AND CONSTRUCTING THREE SINGLE FAMILY HOMES WITH DRIVEWAYS AND ASSOCIATED SITE IMPROVEMENTS.
2. THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 25,500 SQUARE FEET.
3. THE STORMWATER RUNOFF FROM THE SITE WILL FOLLOW EXISTING PATTERNS AND DISCHARGE OFFSITE TO THE INTO THE CITY STORMWATER SYSTEM IN CENTRAL AVENUE AND BEECHWOOD STREET.

GENERAL CONSTRUCTION NOTES

1. THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
2. DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.
3. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.
4. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
5. DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS. IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
6. SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.
7. ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.
8. ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.
9. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.
10. FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.
11. DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.
12. THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.
13. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
14. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    - BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
    - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
    - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
    - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
    - IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.
15. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.
16. STABILIZATION MEASURES TO BE USED INCLUDE:
    - TEMPORARY SEEDING;
    - MULCHING.
17. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
18. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILTSOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
19. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILTSOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

MAINTENANCE AND PROTECTION

1. THE SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. SILTSOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.
3. THE CATCH BASIN INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

WINTER NOTES

1. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
3. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

STOCKPILES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:

1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FAILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

UTILITY NOTES

1. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
3. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
4. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
5. ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH
6. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
7. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
8. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
9. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
10. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
11. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
12. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
13. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
14. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
15. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
16. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVED AREAS.
17. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
18. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
19. ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
20. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
21. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER IN COORDINATION WITH THE SITE CIVIL ENGINEER.
22. CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
23. FINAL REVIEW OF ALL UTILITIES SHALL BE MADE DURING THE REQUIRED SEWER CONNECTION PERMIT PROCESS IN COORDINATION WITH DEPARTMENT OF PUBLIC WORKS.
24. ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY SHALL BE BUILT TO DEPARTMENT OF PUBLIC WORKS STANDARDS.
25. THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
26. UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
27. IRRIGATION, IF SUPPLIED, WILL BE PROVIDED ON A SEPARATE METERED SERVICE. DESIGNS OF IRRIGATION WILL BE PROVIDED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF CONSTRUCTION.

ALLOWABLE NON-STORMWATER DISCHARGES

1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL

1. WASTE MATERIAL
    - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
    - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
    - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
    - ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
    - SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
    - ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

BLASTING NOTES

1. CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO COMMENCING ANY BLASTING ACTIVITIES.
2. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
    - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
    - THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
    - SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.

ABBREVIATIONS

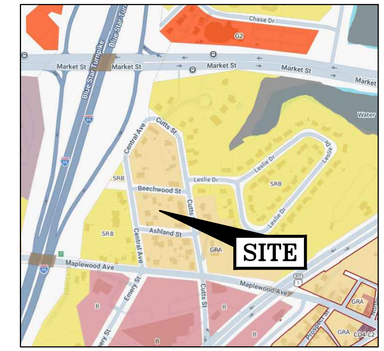
@	AT	MAX.	MAXIMUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MH	MANHOLE
APPROX.±	APPROXIMATELY	MIN	MINIMUM
BLDG	BUILDING	N	NORTHING
		NE	NORTHEAST
CL	CENTERLINE	NHDOT	NH DEPT. OF TRANSPORTATION
CB	CATCH BASIN	N.T.S.	NOT TO SCALE
CLR	CLEAR	NWT	NON WOVEN GEOTEXTILE
CMP	CORRUGATED METAL PIPE	OD	OUTSIDE DIAMETER
CO	CLEANOUT	O.C.	ON CENTER
CPE	CORRUGATED POLYETHYLENE	OH	OVERHEAD
		OZ	OUNCES
DI	DUCTILE IRON	PERF	PERFORATED
DIA.	DIAMETER	PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
E	EASTING	PVC	POLYVINYL CHLORIDE
EL	ELEVATION	PL	PROPERTY LINE
EFM	EXISTING FORCE MAIN	POH	PROPOSED OVERHEAD ELECTRIC
EPS	EXTRUDED POLYSTYRENE	PUGE	PROPOSED UNDERGROUND ELECTRIC
FGC	FLUSH GRANITE CURB	R	RADIUS
FM	FORCEMAIN	R&D	REMOVE AND DISPOSE
GAL	GALLON	S	SLOPE
GALV	GALVANIZED	SCL	STORMWATER COLLECTION LINE
GPH	GALLONS PER HOUR	SCS	STORMWATER COLLECTION SYSTEM
GPM	GALLONS PER MINUTE	SDR	STANDARD DIMENSION RATIO
		SE	SOUTHEAST
HDPE	HIGH DENSITY POLYETHYLENE	SHT	SHEET
HP	HORSEPOWER	SQ	SQUARE
		SS	STAINLESS STEEL
ID	INSIDE DIAMETER	SY	SQUARE YARD
IN.	INCHES	TBM	TEMPORARY BENCH MARK
INT.	INTERSECTION	TOC	TOP OF CONCRETE
INV.	INVERT	TYP	TYPICAL
		VGC	VERTICAL GRANITE CURB

LEGEND:

ITEMS SHOWN MAY NOT APPEAR ON PLANS

DESCRIPTION	*EXISTING*	*PROPOSED*
PROPERTY LINE		
BENCHMARK		
SURVEY STATION		
IRON PIN		
DRILL HOLE		
BOUND		
TEST PIT	TP	TP
SEWER MANHOLE	S	S
GAS VALVE	GV	GV
UTILITY POLE		
GUY ANCHOR		
ELECTRICAL MANHOLE	E	E
TRANSFORMER	TR	TR
PULL BOX	P	P
WELL	W	W
WATER VALVE	WV	
WATER SHUTOFF		
HYDRANT		
AIR RELIEF VALVE		
DRAINAGE MANHOLE	D	D
CATCH BASIN		
CURB INLET		
PARKING LIGHT		
FLOOD LIGHT		
SITE LIGHT		
SIGN		
TRASH CAN		
FLAGPOLE		
MONITORING WELL	MW	MW
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
CURBING		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
STORM DRAIN	SD	SD
UNDER DRAIN	UD	UD
SANITARY SEWER	SS	SS
FORCE MAIN	FM	FM
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGE	UGU
GAS LINE	GAS	GAS
CHAIN LINK FENCE	X	X
GUARDRAIL		
SILT FENCE		SF
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
CONCRETE SURFACE		
BUILDING FOOTPRINT		
WETLANDS		
RIPRAP		

ZONING MAP



Residential Districts

R	Rural	
SRA	Single Residence A	
SRB	Single Residence B	
GRA	General Residence A	
GRB	General Residence B	
GRC	General Residence C	
GA/MH	Garden Apartment/Mobile Home Park	

Mixed Residential Districts

MRO	Mixed Residential Office
MRB	Mixed Residential Business
G1	Gateway Corridor
G2	Gateway Center

REV.	DATE	DESCRIPTION	BY	CHK.
1	2026.09.10	REVISED PER TAC COMMENTS	PJM	DJO
0	2026.08.19	ISSUED FOR TAC REVIEW	NMT	DJO

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED 3 LOT SUBDIVISION
20 CENTRAL AVENUE, PORTSMOUTH NH

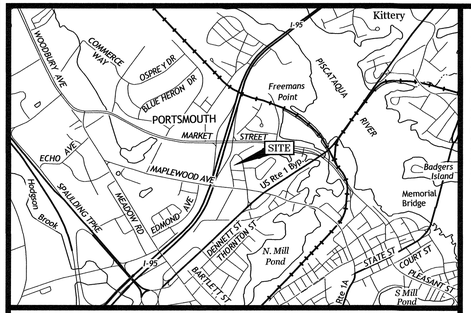
TITLE

GENERAL NOTES, LEGEND & ABBREVIATIONS

STATE OF NEW HAMPSHIRE - DREW JOHN OLEHOWSKI - No. 18516 - LICENSED PROFESSIONAL ENGINEER
09/18/2026

DATE: JUNE 2026	SCALE: NTS
DRAWN BY: SJR	DESIGNED BY: NMT
CHECKED BY: DJO	
PROJECT No.: 5010658.001	
DRAWING No.: C001	REV.: 2

F:\LE LOCATION P:\NH\501\0658-COPLEY, PROPERTIES\501-00 CENTRAL AVE., PORTSMOUTH-SM\7200-CAD, FILES\CIVIL\501065801-C-CV.DWG, 2026.09.10, 2:07 PM



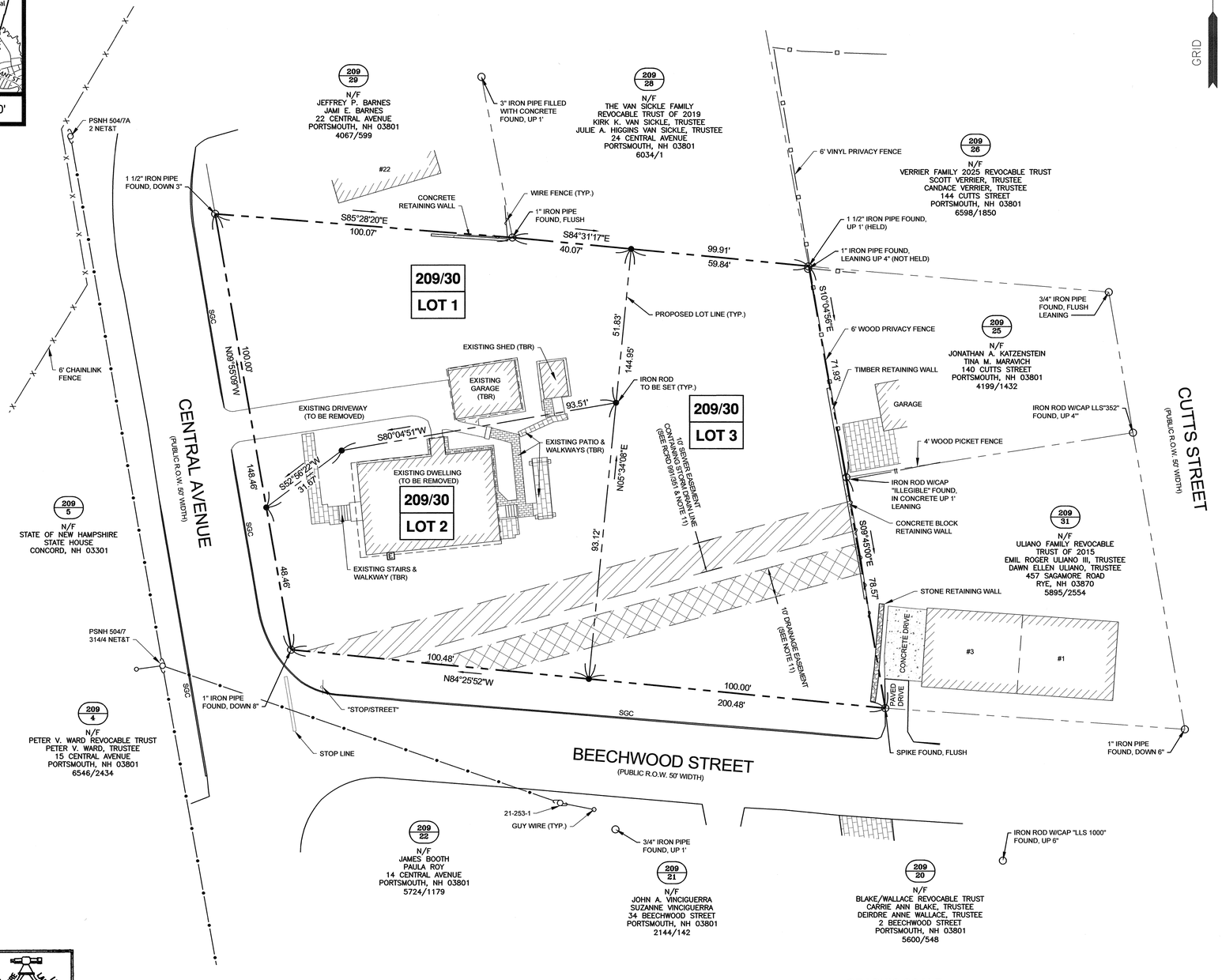
LOCATION MAP SCALE: 1"=2000'

LEGEND:

DESCRIPTION	*EXISTING*
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1234/123	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
TYP.	TYPICAL
TBR	TO BE REMOVED
TBS	TO BE SET
SWL	SINGLE WHITE LINE
DYL	DOUBLE YELLOW LINE
SGC	SLOPED GRANITE CURB
MAP 21 LOT 8	21 / 8
IRON ROD/PIPE FOUND	○
UTILITY POLE	⌀
ELECTRIC METER	E
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
EDGE OF PAVEMENT	
OVERHEAD UTILITY LINE	

PLAN REFERENCES:

1) PLAN OF LAND PORTSMOUTH, N.H. FOR RAYMOND E. & IDELLE E. ST, LAURENT, PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, DATED: AUG. 1970, SCALE: 1 IN = 20 FT., DURGIN FILE NO. 501 PLAN NO. 4160, NOT RECORDED.
2) PLAN OF LAND PORTSMOUTH, N.H. FOR JOSEPH LAMB, PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, DATED: DEC. 1968, SCALE: 1 IN = 20 FT., DURGIN FILE NO. 501 PLAN NO. 465, RCRD C-1303.
3) PLAN OF LAND PORTSMOUTH, N.H., CAVARETTA TO COTTRELL, PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, DATED: AUG 1975, SCALE: 1 IN = 20 FT., DURGIN FILE NO. 501 PLAN NO. 4384, RCRD C-5407.
4) PROPOSED LOT LINE ADJUSTMENT BETWEEN FRANCIS X. & MICHELLE QUINN & KEITH R. & LINDA MAHLER, CUTTS ST, PORTSMOUTH, NH, PREPARED BY: BARRETT ASSOCIATES, DATED: SEPT. 25, 1995, SCALE: 1"=10', RCRD C-24422.
5) PLAN OF THE SUBDIVISION OF A PART OF THE JACKSON FARM, PORTSMOUTH, NH, DATED: MARCH 1902, SCALE: 40 FEET TO AN INCH, RCRD 00226.
6) BOARD OF ASSESSORS LOT PLAN NO. 82, PORTSMOUTH, N.H.,RCRD 01101.
7) PLAN OF PROPOSED FEDERAL AID PROJECT I-95-1(19)15 CONTRACT NO.1, N.H. PROJECT NO. P-3875-E, INTERSTATE ROUTE 95, DATED: 8-5-70, SCALE: 1" =50', FILE NO. P.O.4992, ON FILE AT N.H. D.O.T..



GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

07-22-2026

CHARLES S. ADAMS, LLS 1622 DATE

STATE OF NEW HAMPSHIRE No. 1622 CHARLES S. ADAMS LICENSED LAND SURVEYOR

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 209 AS LOT 30.

2) OWNER OF RECORD:
MARISSA VALVERDE
20 CENTRAL AVENUE
PORTSMOUTH, NH 03801
6478/1413

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA ZONE AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
28,981 S.F.
0.6653 ACRES

PROPOSED LOT AREAS:

LOT 1	LOT 2	LOT 3
9,074 S.F.	8,302 S.F.	11,605 S.F.
0.2083 ACRES	0.1906 ACRES	0.2664 ACRES

5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA:	7,500 S.F.
MINIMUM STREET FRONTAGE:	100 FEET
MINIMUM LOT DEPTH:	70 FEET
SETBACKS: FRONT	15 FEET
SIDE	10 FEET
REAR	20 FEET
MAXIMUM BUILDING COVERAGE:	25%
MAXIMUM STRUCTURE HEIGHT: SLOPED ROOF	35 FEET
FLAT ROOF	30 FEET
ROOF APPURTENANCE HEIGHT:	8 FEET
MINIMUM OPEN SPACE:	30%

7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 3 LOT SUBDIVISION OF ASSESSOR'S MAP 209, LOT 30 IN THE CITY OF PORTSMOUTH.

8) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.

9) THIS IS AN ABOVE THE GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED UPON BEST AVAILABLE EVIDENCE AND SURFACE FEATURES VISIBLE AT THE TIME OF THE SURVEY. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN. IT IS RECOMMENDED THAT FIELD VERIFICATION OF THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES IS PREFORMED PRIOR TO ANY EXCAVATION.

10) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HALEY WARD, INC., 4/15/2026.

11) PARCEL IS SUBJECT TO A 10-FOOT WIDE SEWER EASEMENT AND A 10-FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON PLANS OF PROPOSED FEDERAL AID R.O.W. PROJECT I-95-1(10)14 RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS, PLAN NO. D-2498, SHEET 6. SEE ALSO, FOURTH EMENDATION TO COMMISSIONERS' RETURN OF HIGHWAY LAYOUT, PORTSMOUTH I-95(10)14-P-5875-B, DATED MARCH 27, 1969, RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS, BOOK 1957, PAGE 162. SEE ALSO RCRD PLAN #01101 AND BOOK 991, PAGE 351.

REV.	DATE	DESCRIPTION	BY	CHK.
1	07/22/2026	ISSUED FOR TAC	RJB	CSA
0	5/15/26	ISSUED FOR COMMENT	CSA	RJB

DRAWING ISSUE STATUS

SITE SURVEY

SUBDIVISION PLAN
TAX MAP 209 - LOT 30

OWNER

MARISSA VALVERDE
20 CENTRAL AVENUE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' MAY 2026

FB 433 PG 37 5010658.001

P:\NHS\5010658-Cooley_Properties\001-20 Central Ave, Portsmouth-SM72\5-CAD_Files\Survey\5010658-V-SUBDIVISION.dwg, 22X34 SIS

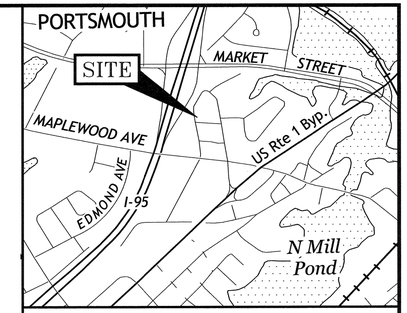
LEGEND:

DESCRIPTION	*EXISTING*
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
6478/1413	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
TYP.	TYPICAL
INV.	INVERT
ELV.	ELEVATION
FF	FINISHED FLOOR
LSA	LANDSCAPE AREA
SGC	SLOPED GRANITE CURB
MAP 21 LOT 8	209/30
BENCHMARK	
IRON ROD/PIPE FOUND	
SEWER MANHOLE	S
DRAIN MANHOLE	D
UTILITY POLE	
CATCH BASIN	CB
HYDRANT	
GATE VALVE	GGV WGV SGV
TREES	
GAS/ELECTRIC METER	E G
SIGN	
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
EDGE OF PAVEMENT	
MINOR FOOT CONTOUR	98
MAJOR FOOT CONTOUR	100
WATER LINE	WL WL
STORM DRAIN LINE	SD SD
SANITARY SEWER LINE	SS SS
OVERHEAD UTILITY LINE	

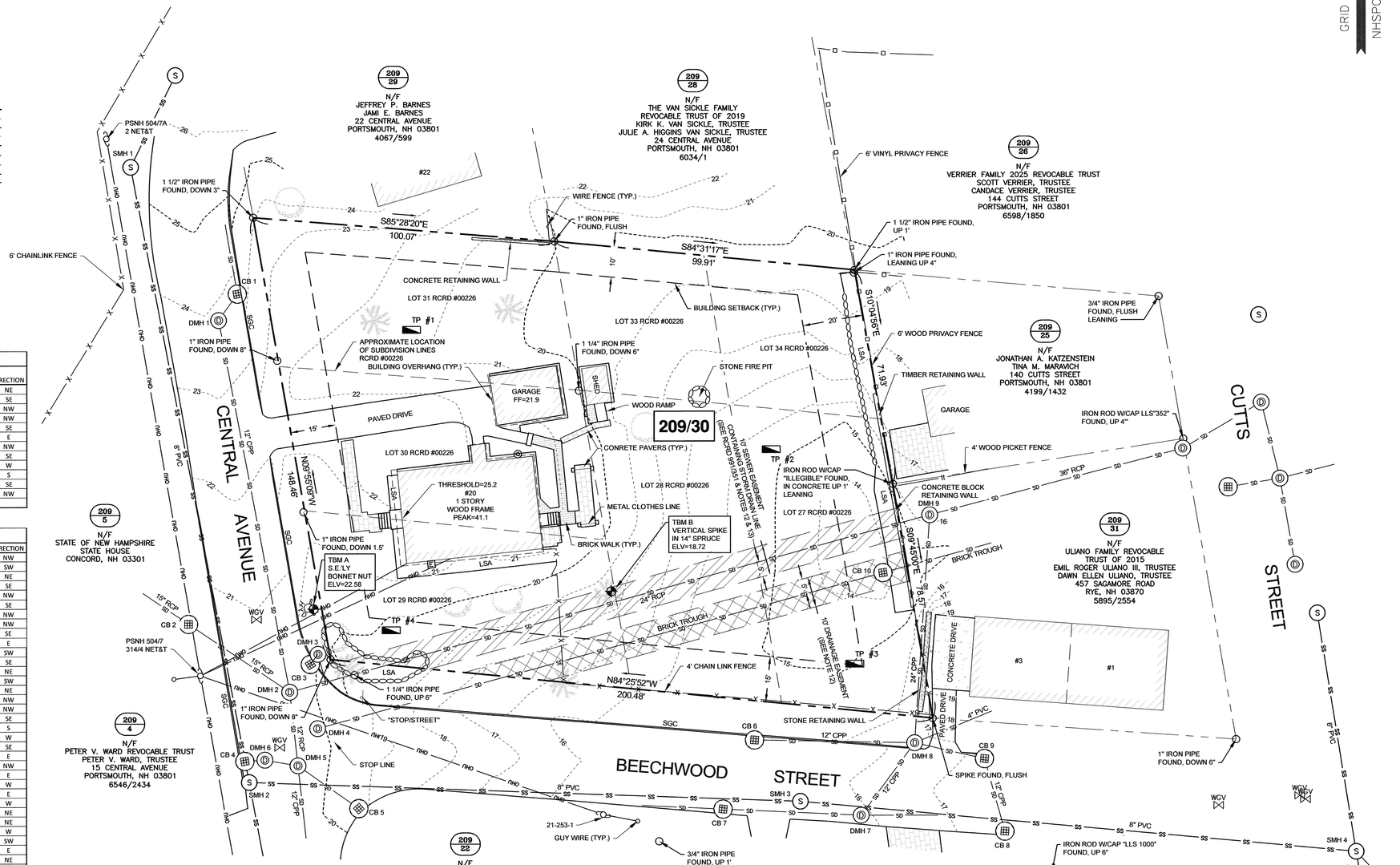
PLAN REFERENCES:

1) PLAN OF LAND PORTSMOUTH, N.H. FOR RAYMOND E. & IDELLE E. ST, LAURENT, PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, DATED: AUG. 1970, SCALE: 1 IN = 20 FT., DURGIN FILE NO. 501 PLAN NO. 4160, NOT RECORDED.
2) PLAN OF LAND PORTSMOUTH, N.H. FOR JOSEPH LAMB, PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, DATED: DEC. 1968, SCALE: 1 IN = 20 FT., DURGIN FILE NO. 501 PLAN NO. 465, RCRD C-1303.
3) PLAN OF LAND PORTSMOUTH, N.H., CAVARETTA TO COTTRELL, PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, DATED: AUG 1975, SCALE: 1 IN = 20 FT., DURGIN FILE NO. 501 PLAN NO. 4384, RCRD C-5407.
4) PROPOSED LOT LINE ADJUSTMENT BETWEEN FRANCIS X. & MICHELLE QUINN & KEITH R. & LINDA MAHLER, CUTTS ST, PORTSMUTH, NH, PREPARED BY: BARRETT ASSOCIATES, DATED: SEPT. 25, 1995, SCALE: 1"=10', RCRD C-24422.
5) PLAN OF THE SUBDIVISION OF A PART OF THE JACKSON FARM, PORTSMOUTH, NH, DATED: MARCH 1902, SCALE: 40 FEET TO AN INCH, RCRD 00226.
6) BOARD OF ASSESSORS LOT PLAN NO. 82, PORTSMOUTH, N.H.,RCRD 01101.
7) PLAN OF PROPOSED FEDERAL AID PROJECT I-95-1(19)15 CONTRACT NO.1, N.H. PROJECT NO. P-3875-E, INTERSTATE ROUTE 95, DATED: 8-5-70, SCALE: 1" =50', FILE NO. P.O.4992, ON FILE AT N.H. D.O.T..

NORTH NAD83(2011) — N — GRID NHSPC



LOCATION MAP SCALE: 1" = 1,000'



SEWER STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH 1	EX	25.13	6" PVC	17.43		NE
			8" PVC		17.43	SE
SMH 2	EX	20.26	8" PVC	10.76		NW
			8" PVC	13.66		NW
			8" PVC	10.81		SE
			8" PVC		10.71	E
SMH 3	EX	15.52	8" PVC	10.12		NW
			8" PVC		10.02	SE
SMH 4	EX	24.18	8" PVC	9.18		W
			8" PVC	17.63		S
			6" PVC	19.48		SE
			8" PVC		9.13	NW

DRAINAGE STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
CB 1	EX	23.81	8" CPP	20.31		NW
			12" CPP		19.26	SW
DMH 1	EX	23.81	12" CPP	19.01		NE
			12" CPP		19.01	SE
CB 2	EX	18.81	15" RCP	16.11		NW
			15" RCP		16.06	SE
DMH 2	EX	20.43	12" CPP	13.58		NW
			15" CPP	13.03		NW
			12" CPP	13.08		SE
			24" RCP		13.03	E
DMH 3	EX	20.70	8" PVC	15.80		SW
			6" CLAY		15.80	SE
CB 3	EX	20.09	8" PVC		16.69	NE
DMH 4	EX	20.17	BRICK TROUGH	7.77		SW
			BRICK TROUGH		7.77	NE
DMH 5	EX	20.43	12" CPP	14.93		NW
			12" CPP	13.03		NW
			12" CPP	13.93		SE
			12" CPP		13.03	S
DMH 6	EX	20.36	12" CPP	15.61		W
			12" CPP		15.61	SE
CB 4	EX	20.17	12" CPP		16.37	E
CB 5	EX	19.32	12" CPP		14.62	NW
CB 6	EX	15.15	12" CPP		11.15	E
CB 7	EX	15.28	8" CPP	11.88		W
			12" CPP		11.58	E
DMH 7	EX	15.85	12" CPP	11.05		W
			4" PVC	11.75		NE
			12" CPP		10.85	NE
DMH 8	EX	16.73	12" CPP	11.33		W
			12" CPP	10.83		SW
			12" CPP	11.13		E
			4" PVC	13.13		NE
			24" RCP		10.23	N
CB 8	EX	17.71	12" CPP		13.11	NW
CB 9	EX	17.24	12" CPP	12.74		SE
			12" CPP		11.54	W
CB 10	EX	13.37	BRICK TROUGH	3.17		SE
			BRICK TROUGH		3.17	NW
DMH 9	EX	16.48	24" RCP	8.28		SW
			24" RCP	8.23		S
			36" RCP		8.18	NE

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

CHARLES S. ADAMS, LLS 1622 — DATE 2026-22-07

STATE OF NEW HAMPSHIRE — No. 1622 — CHARLES S. ADAMS — LICENSED LAND SURVEYOR

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 209 AS LOT 30.

2) OWNER OF RECORD:
MARISSA VALVERDE
20 CENTRAL AVENUE
PORTSMOUTH, NH 03801
6478/1413

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA ZONE AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
28,981 S.F.
0.6653 ACRES

5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA:		7,500 S.F.
MINIMUM STREET FRONTAGE:		100 FEET
MINIMUM LOT DEPTH:		70 FEET
SETBACKS:	FRONT	15 FEET
	SIDE	10 FEET
	REAR	20 FEET
MAXIMUM BUILDING COVERAGE:		25%
MAXIMUM STRUCTURE HEIGHT:		
	SLOPED ROOF	35 FEET
	FLAT ROOF	30 FEET
ROOF APPURTENANCE HEIGHT:		8 FEET
MINIMUM OPEN SPACE:		30%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF ASSESSOR'S MAP 209, LOT 30 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.

10) THIS IS AN ABOVE THE GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED UPON BEST AVAILABLE EVIDENCE AND SURFACE FEATURES VISIBLE AT THE TIME OF THE SURVEY. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN. IT IS RECOMMENDED THAT FIELD VERIFICATION OF THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES IS PREFORMED PRIOR TO ANY EXCAVATION.

11) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HALEY WARD, INC., 4/15/2026.

12) PARCEL IS SUBJECT TO A 10-FOOT WIDE SEWER EASEMENT AND A 10-FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON PLANS OF PROPOSED FEDERAL AID R.O.W. PROJECT I-95-1(10)14 RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS, PLAN NO. D-2498, SHEET 6. SEE ALSO, FOURTH EMENDATION TO COMMISSIONERS' RETURN OF HIGHWAY LAYOUT, PORTSMOUTH I-95(10)14-P-5875-B, DATED MARCH 27, 1969, RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS, BOOK 1957, PAGE 162 SEE ALSO RCRD PLAN #01101 AND AND BOOK 991, PAGE 351.

13) THE DRAIN LINE SHOWN HEREON WITHIN THE 10' WIDE SEWER EASEMENT APPEARS TO HAVE BEEN SEPARATED AND CONVERTED TO A DRAINAGE LINE.

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
2	7/22/26	ISSUED FOR TAC	RJB	CSA
1	7/2/26	DRAINAGE LABELS	RJB	CSA
0	4/21/26	ISSUED FOR COMMENT	RJB	CSA

DRAWING ISSUE STATUS

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT

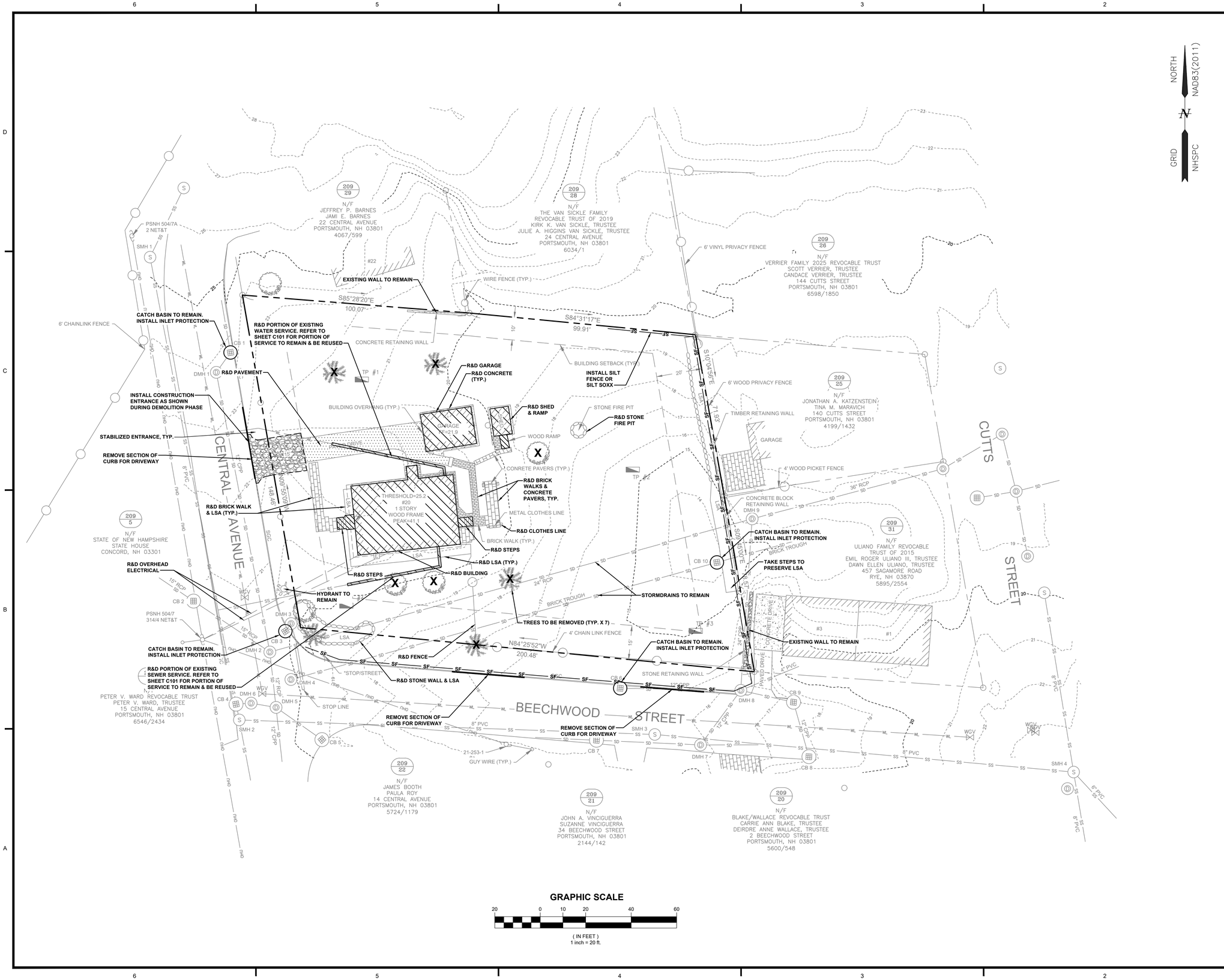
COPLEY PROPERTIES
20 CENTRAL AVENUE, PORTSMOUTH, NH

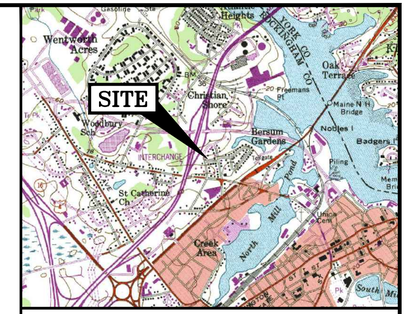
TITLE

EXISTING CONDITIONS PLAN

DATE	SCALE
APRIL 2026	1"=20'
DRAWN BY: RJB	DESIGNED BY: ---	CHECKED BY: CSA
PROJECT No.: 5010658.001	FIELD BOOK / PAGE: FB 433 PG 37
DRAWING No.: V101	REV.: 2

P:\NH\5010658-Copley_Properties\001-10 Central Ave., Portsmouth-SMT\02-CAD_Files\Survey\5010658-V101.dwg, V101





LOCATION MAP SCALE: 1" = 2,000'

DEMOLITION NOTES:

1. REFER TO DWG C001 FOR NOTES, ABBREVIATIONS AND LEGEND.
2. REFER TO DWGS C501 & C502 FOR CONSTRUCTION DETAILS.
3. INSTALL ALL EROSION CONTROL MEASURES ON THIS SHEET PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION PERMITS AND PAY ALL RELATED FEES.
5. THE CONTRACTOR SHALL REMOVE AND DISPOSE ALL ABANDONED ONSITE UTILITIES, MAINS AND SERVICES UNCOVERED DURING CUT OPERATIONS OR WITHIN 36" OF FINISHED GRADE. CUT AND CAP ABANDONED SERVICES AT THE RIGHT OF WAY.
6. THE CONTRACTOR SHALL COORDINATE WITH PORTSMOUTH WATER AND SEWER SERVICES TO CONFIRM SHOWN OR NOT SHOWN ON THIS PLAN.
7. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL BUILDING FOUNDATIONS AND FOOTINGS.
8. THE CONTRACTOR SHALL CLEAR AND GRUB SITE AND REMOVE ALL DEMO DEBRIS PRIOR TO COMMENCING ANY GRADING ACTIVITIES.
9. ALL MATERIALS REMOVED DURING DEMOLITION, INCLUDING ASBESTOS CONCRETE PIPE, SHALL BE PROPERTY REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL GOVERNING AGENCIES / REGULATIONS.

REV.	DATE	DESCRIPTION	BY	CHK
1	2026.09.10	REVISED PER TAC COMMENTS	PJM	DJO
0	2026.08.19	ISSUED FOR TAC REVIEW	NMT	DJO

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED 3 LOT SUBDIVISION
20 CENTRAL AVENUE, PORTSMOUTH, NH 03801

TITLE

DEMOLITION PLAN

STATE OF NEW HAMPSHIRE – DREW JOHN OLEHOWSKI No. 18518 LICENSED PROFESSIONAL ENGINEER – 09/18/2026

DATE	SCALE
JUNE 2026	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	NMT	DJO

PROJECT No. 5010658.001

DRAWING No. **C100** REV. **2**

FILE LOCATION: P:\#01\01065\8.COPLEY_PROPERTIES\501-20 CENTRAL AVE - PORTSMOUTH-SMTZ\02-CAD_FILES\CIVIL\501065801-C-BP.DWG, 2026.09.10, 2:04 PM

TABLE OF DIMENSIONAL STANDARDS:

REGULATION	REQUIRED	LOT 1	LOT 2	LOT 3
MIN. LOT AREA	7,500 S.F.	9,074 S.F.	8,302 S.F.	11,605 S.F.
STREET FRONTAGE	100 FEET	100 FEET	148 FEET	100 FEET
MIN. FRONT SETBACK	15 FEET	27.5 FEET	19.3 FEET	51.6 FEET
MIN. SIDE SETBACK	10 FEET	10.4 FEET	11.8 FEET	10.6 FEET
MIN. REAR SETBACK	20 FEET	58.9 FEET	20.7 FEET	45.7 FEET
MAX. HEIGHT SLOPED ROOF	35 FEET	< 35 FEET	< 35 FEET	<35 FEET
MAX. BUILDING COVERAGE	25%	19.8%	23.5%	15.5%
MIN. OPEN SPACE	30%	71.1%	63.6%	75.0%

TOTAL IMPERVIOUS SURFACE AREAS:

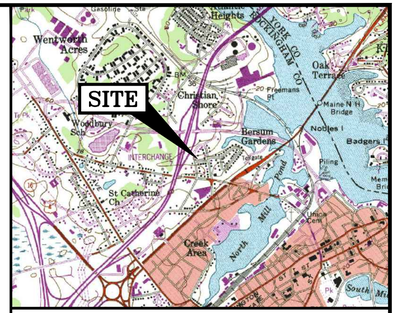
(TO PROPERTY LINES)

LOT 1	LOT 2	LOT 3	TOTAL
2,620 S.F.	3,018 S.F.	2,901 S.F.	8,539 S.F.

UTILITY NOTES:

1. FULL PLAN SET ON FILE AT THE CITY OF PORTSMOUTH.
2. REFER TO DWG C001 FOR GENERAL NOTES, LEGEND, & ABBREVIATIONS.
3. REFER TO DWGS C501 FOR ALL CONSTRUCTION DETAILS.
4. ALL PROPOSED SEWER LINES TO BE 6" PVC SDR 35 GASKETED.
5. THE SPACING BETWEEN ELECTRICAL AND COMMUNICATION LINES ON THIS PLAN IS EXAGGERATED FOR CLARITY AND INTENDED TO SHOW THE GENERAL LOCATION OF PROPOSED UTILITIES. THE FINAL LOCATIONS AND SPACING MAY BE ADJUSTED TO RUN WITHIN THE SAME TRENCH PER THE CONSTRUCTION DETAILS.
6. FIRE SUPPRESSION IS NOT PROPOSED FOR THIS DEVELOPMENT.
7. THE CONTRACT SHALL ENSURE ALL SEWER SERVICES HAVE A MINIMUM OF 6' OF COVER. IF THE MINIMUM COVER CANNOT BE OBTAINED, INSULATION SHALL BE INSTALLED.
8. ALL PROPOSED WATER LINES SHALL BE 1"

NORTH NAD83(2011) N GRID NHSPC



LOCATION MAP SCALE: 1" = 2,000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 209 AS LOT 30.

2) OWNER OF RECORD (MAP 209 LOT 30):
MARISSA VALVERDE
20 CENTRAL AVENUE
PORTSMOUTH, NH 03801
6478/1413

APPLICANT:
COPLEY PROPERTIES, LLC
94 PORTSMOUTH AVENUE
STRATHAM, NH 03885

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA ZONE AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.

5) EXISTING LOT AREA:
28,981 S.F.
0.6653 ACRES

6) REFER TO THE EXISTING CONDITIONS PLAN (DWG. NO. V101) FOR ADDITIONAL SITE INFORMATION.

7) THE PURPOSE OF THIS PLAN IS PROPOSE A 3 LOT SUBDIVISION ON ASSESSOR'S MAP 209, LOT 30, IN THE CITY OF PORTSMOUTH.

8) ALL EXISTING SITE FEATURES, STRUCTURES, AND BUILDINGS ON THE SUBJECT PARCEL ARE TO BE DEMOLISHED AND REMOVED AS PART OF THIS DEVELOPMENT. SEE DEMOLITION PLAN.

9) TRASH DISPOSAL SHALL BE PORTSMOUTH CURBSIDE PICKUP.

10) LIGHTING SHALL BE STANDARD RESIDENTIAL WALL MOUNTED ONLY AND DARK SKY COMPLIANT.

209/29 N/F JEFFREY P. BARNES, JAMI E. BARNES, 22 CENTRAL AVENUE, PORTSMOUTH, NH 03801, 4067/599

209/28 N/F THE VAN SICKLE FAMILY REVOCABLE TRUST OF 2019, KIRK K. VAN SICKLE, TRUSTEE, JULIE A. HIGGINS VAN SICKLE, TRUSTEE, 24 CENTRAL AVENUE, PORTSMOUTH, NH 03801, 6034/1

209/26 N/F VERRIER FAMILY 2025 REVOCABLE TRUST, SCOTT VERRIER, TRUSTEE, CANDACE VERRIER, TRUSTEE, 144 CUTTS STREET, PORTSMOUTH, NH 03801, 6598/1850

209/25 N/F JONATHAN A. KATZENSTEIN, TINA M. MARAVICH, 140 CUTTS STREET, PORTSMOUTH, NH 03801, 4199/1432

209/31 N/F ULIANO FAMILY REVOCABLE TRUST OF 2015, EMIL ROGER ULIANO III, TRUSTEE, DAWN ELLEN ULIANO, TRUSTEE, 457 SAGAMORE ROAD, RYE, NH 03870, 5895/2554

209/5 N/F STATE OF NEW HAMPSHIRE, STATE HOUSE, CONCORD, NH 03301

209/4 N/F PETER V. WARD REVOCABLE TRUST, PETER V. WARD, TRUSTEE, 15 CENTRAL AVENUE, PORTSMOUTH, NH 03801, 6546/2434

209/22 N/F JAMES BOOTH, PAULA ROY, 14 CENTRAL AVENUE, PORTSMOUTH, NH 03801, 5724/1179

209/21 N/F JOHN A. VINCIGUERRA, SUZANNE VINCIGUERRA, 34 BEECHWOOD STREET, PORTSMOUTH, NH 03801, 2144/142

209/20 N/F BLAKE/WALLACE REVOCABLE TRUST, CARRIE ANN BLAKE, TRUSTEE, DEIRDRE ANNE WALLACE, TRUSTEE, 2 BEECHWOOD STREET, PORTSMOUTH, NH 03801, 5600/548

10' SIDE SETBACK, TYP. — PROPERTY SETBACK LINE, TYP. — 20' REAR SETBACK, TYP. — 15' FRONT SETBACK, TYP.

PROPOSED UG ELECTRICAL SERVICES FOR (3) NEW STRUCTURES TO RUN FROM PROPOSED POLE (TRANSFORMER WILL BE UTILIZED IF REQUIRED)

LOT 1 — PROPOSED "SHERLOCK" FOOTPRINT=1,526 SF W/ 2 CAR GARAGE FF 1ST FLR=24.3 FF GARAGE=22.8 FF CRAWL SPACE=8.8

LOT 2 — PROPOSED "OPAL MARQUISE CLASSIC WITH WING" FOOTPRINT=1,833 SF W/ 2 CAR GARAGE FF 1ST FLR=20.7 FF GARAGE=19.2 FF CRAWL SPACE=15.2

LOT 3 — PROPOSED "SHERLOCK" FOOTPRINT=1,526 SF W/ 2 CAR GARAGE FF 1ST FLR=18.7 FF GARAGE=17.2 FF CRAWL SPACE=13.2

PROPOSED BULKHEAD, TYP. — PROPOSED PATIO W/ STEPS TYP. — PROPOSED PORCH W/ STEPS, TYP. — PROPOSED WALKWAY, TYP. — PROPOSED DRIVEWAY, TYP.

EXISTING WATER SERVICE TO BE MODIFIED TO SERVE PROPOSED 'SHERLOCK' HOME.

PROPOSED UTILITY POLE, FINAL LOCATION OF POLE AND GUY WIRE (IF REQUIRED) TO BE DETERMINED BY UTILITY PROVIDER.

PROPOSED OVERHEAD SERVICE TO NEW POLE

EXISTING SEWER SERVICE TO BE MODIFIED TO SERVE PROPOSED 'OPAL MARQUISE' HOME.

PROPOSED 4" SDR 35 SEWER SERVICE, TYP.

PROPOSED 3/4" DOMESTIC WATER SERVICE, TYP.

PROPOSED 6' TALL WOODEN STOCKADE FENCE — GARAGE DOOR, TYP.

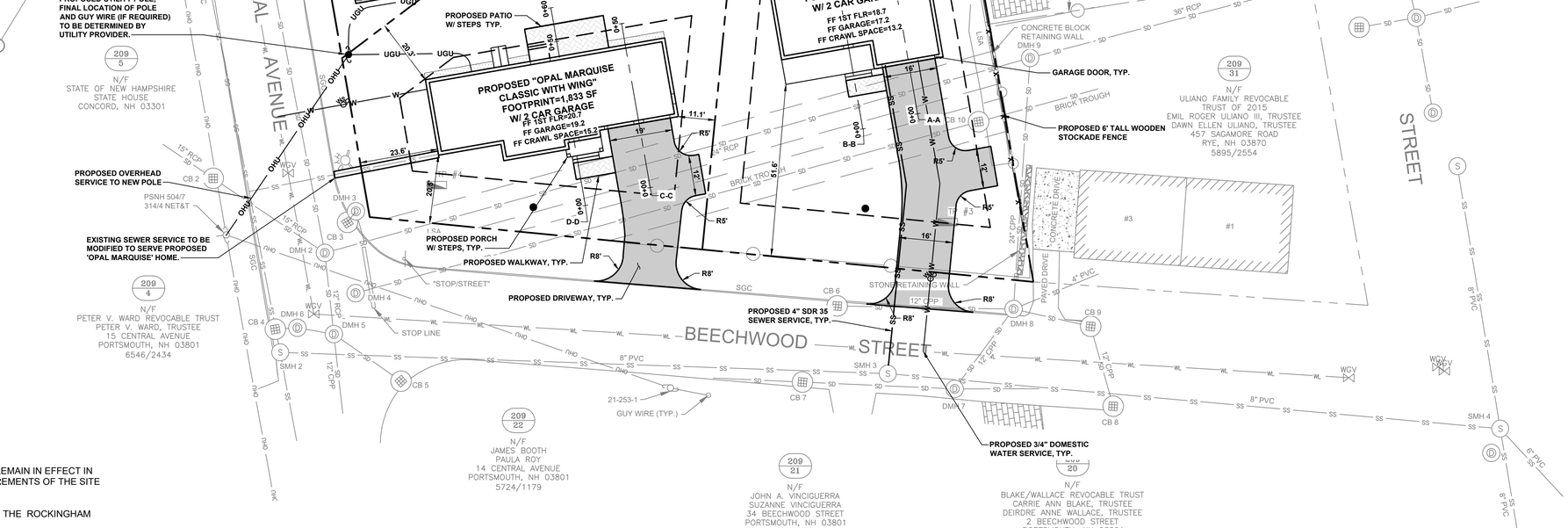
6' CHAINLINK FENCE — 6' VINYL PRIVACY FENCE — 6' WOOD PRIVACY FENCE — 4' WOOD PICKET FENCE — TIMBER RETAINING WALL — CONCRETE BLOCK RETAINING WALL — STONE RETAINING WALL — WIRE FENCE (TYP.)

CENTRAL AVENUE — BEECHWOOD STREET — CUTTS STREET

PSNH 504/7A 2 NET&T — SMH 1 — CB 1 — DMH 1 — CB 2 — DMH 3 — CB 3 — DMH 2 — DMH 4 — CB 4 — DMH 6 — DMH 5 — SMH 2 — CB 5 — CB 6 — DMH 8 — CB 9 — SMH 3 — CB 7 — DMH 7 — CB 8 — SMH 4 — CB 10 — DMH 9 — CB 11 — DMH 10

STOP LINE — "STOP/STREET" — GUY WIRE (TYP.) — 21-253-1

#1 #2 #3 #4 #5



CONDITIONS OF APPROVAL:

1. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS:
2. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
3. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

_____ CHAIRMAN

_____ DATE

REV.	DATE	DESCRIPTION	BY	CHK
1	2026.09.10	REVISED PER TAC COMMENTS	PJM	DJO
0	2026.08.19	ISSUED FOR TAC REVIEW	NMT	DJO

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED 3 LOT SUBDIVISION
20 CENTRAL AVENUE, PORTSMOUTH, NH 03801

TITLE

SITE LAYOUT & UTILITY PLAN

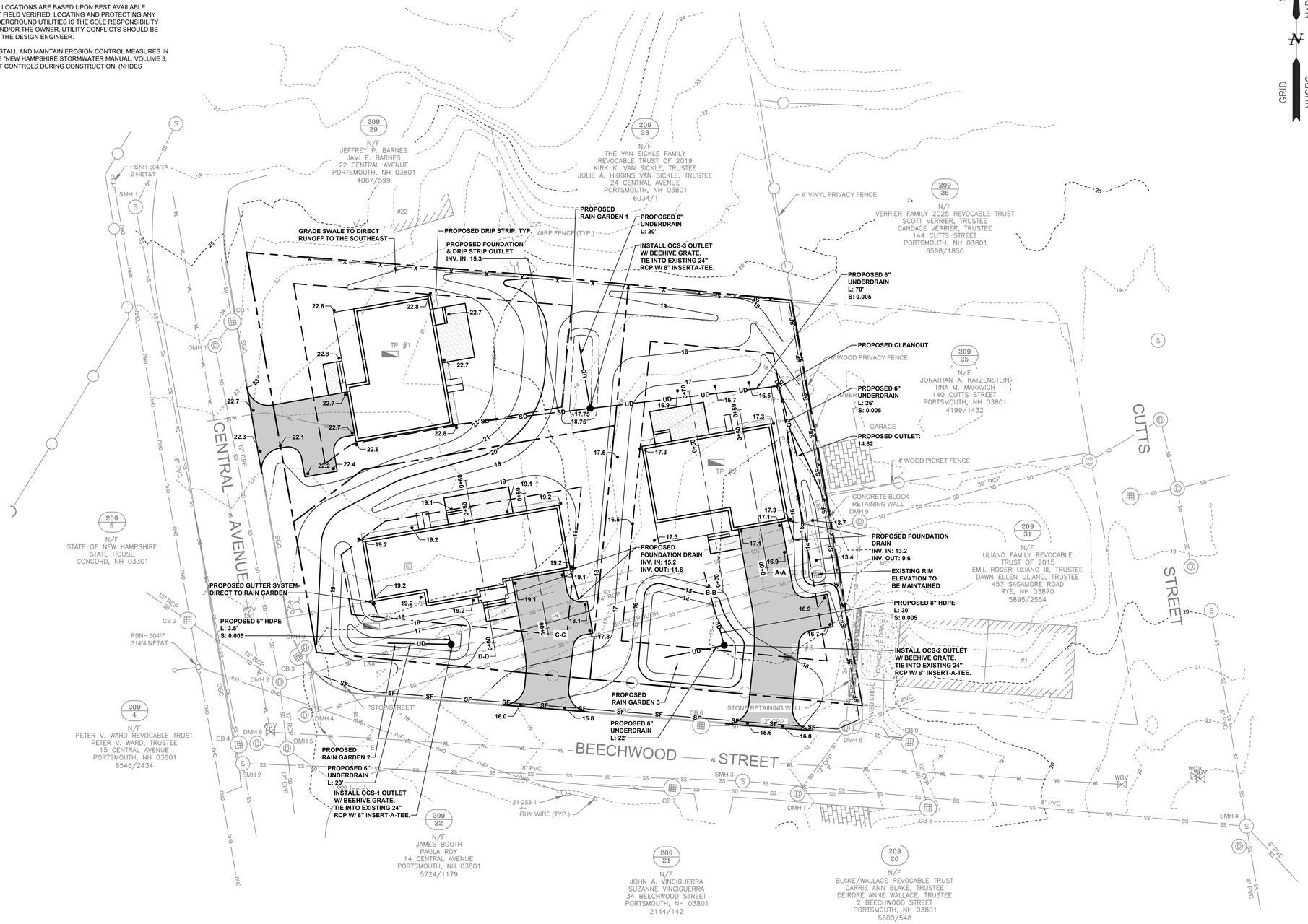
STATE OF NEW HAMPSHIRE — DREW JOHN OLEHOWSKI No. 18518 LICENSED PROFESSIONAL ENGINEER — 09/18/2026

DATE	SCALE
JUNE 2026	1"=20'
DRAWN BY: SJR	DESIGNED BY: NMT	CHECKED BY: DJO
PROJECT No. 5010658.001	
DRAWING No. C101	REV. 2

FILE LOCATION: P:\NH\5010658.COPLEY_PROPERTIES\5001-20 CENTRAL AVE - PORTSMOUTH\5-SMT2\02-CAD_FILES\CIVIL\5010658.001-C-SP.DWG, 2026.09.10, 2:04 PM

NOTES:

1. THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
2. UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
3. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

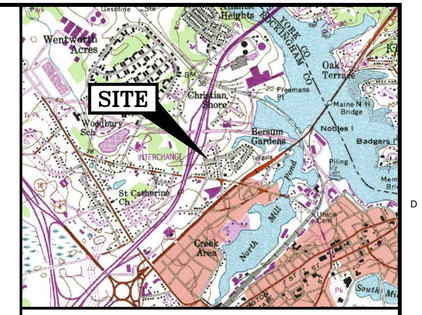


STRUCTURE TABLE								
STRUCTURE ID	STRUCTURE DIAMETER	RIM ELEVATION	4' WIDE WEIR ELEVATION	4" DIA. ORIFICE ELEVATION	INV. IN (N)	INV. IN (W)	INV. OUT (N)	INV. OUT (S)
OCS-1	4'	18.25	17	15.5		13.3	14.3	
OCS-2	4'	17.5	17	13.4		14.3	11.3	
OCS-3	4'	14.5	14	11.5	13.3	15.1		15.1

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.



LOCATION MAP SCALE: 1" = 2,000'

DRAINAGE NOTES:

1. REFER TO DWG C001 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. REFER TO DWGS C501-502 FOR ALL CONSTRUCTION DETAILS.
3. ROOF RUNOFF SHALL BE COLLECTED WITH DRIP STRIPS OR A GUTTER COLLECTION SYSTEM AND CONNECTED TO THE STORMWATER SYSTEM.
4. ALL FOOTING DRAINS SHALL BE CONNECTED TO THE STORMWATER SYSTEM WITH A PROVIDED AIR GAP.
5. VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
6. PORTSMOUTH STORMWATER CONNECTION PERMIT REQUIRED.

REV.	DATE	DESCRIPTION	BY	CHK.
1	2026.09.10	REVISED PER TAC COMMENTS	PJM	DJO
0	2026.08.19	ISSUED FOR TAC REVIEW	NMT	DJO

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED 3 LOT SUBDIVISION
20 CENTRAL AVENUE, PORTSMOUTH, NH 03801

TITLE

GRADING & DRAINAGE PLAN

STATE OF NEW HAMPSHIRE - DREW JOHN OLEHOWSKI No. 18515 LICENSED PROFESSIONAL ENGINEER - 09/18/2026

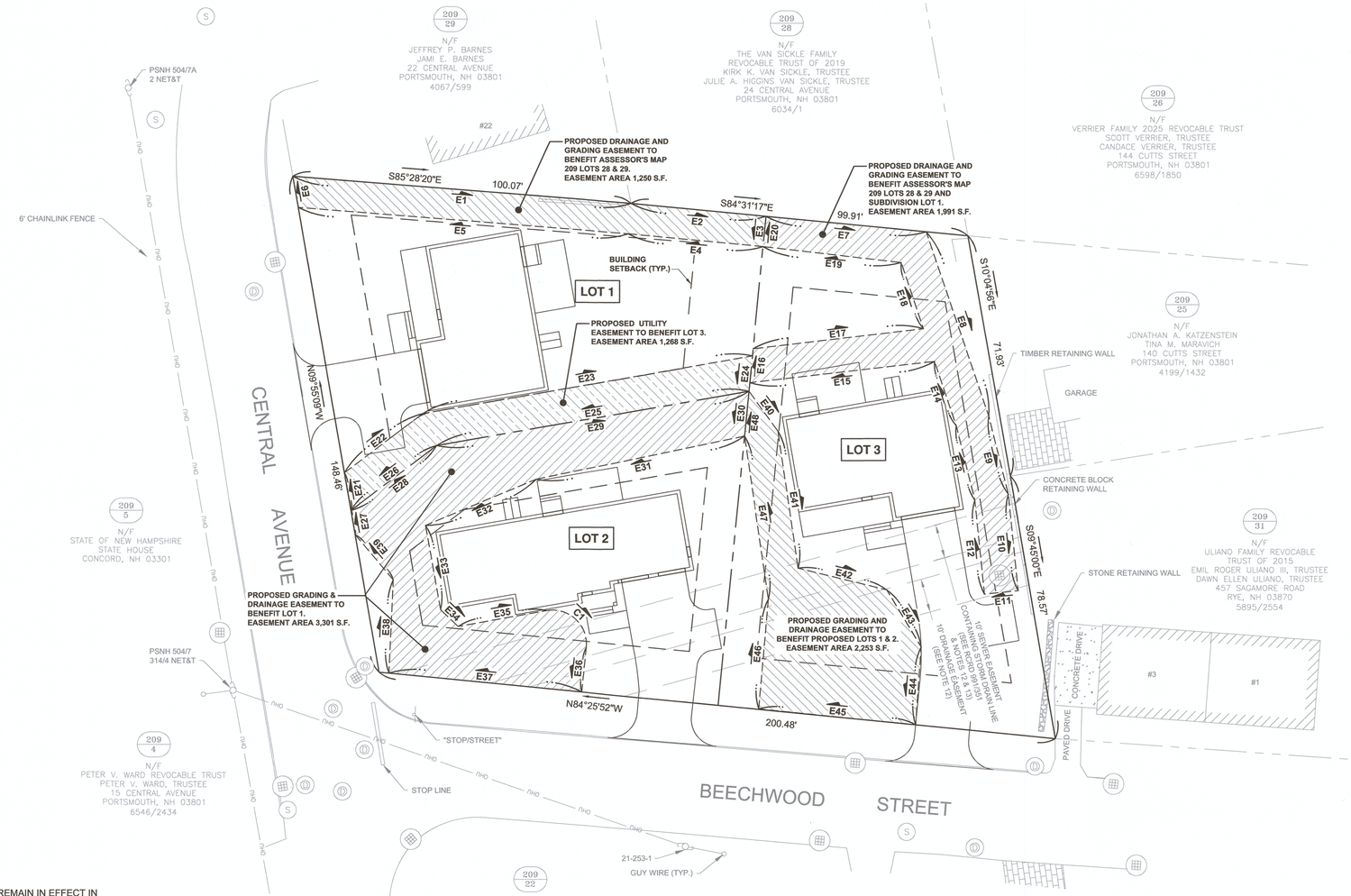
DATE	SCALE
JUNE 2026	1"=20'

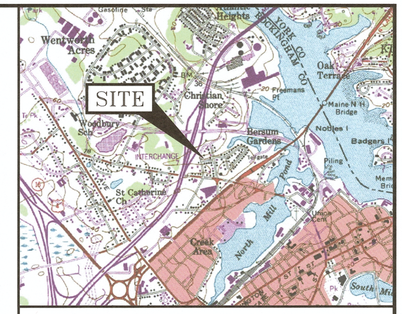
DRAWN BY	DESIGNED BY	CHECKED BY
SJR	NMT	DJO

PROJECT No. 5010658.001

DRAWING No. **C102** REV. **2**

FILE LOCATION: P:\#H\5010658-COPLEY_PROPERTIES\01-20 CENTRAL AVE, PORTSMOUTH-SMITH\2-CAD_FILES\CIVIL\5010658.001-C-SP.DWG, 2026.09.10, 2:24 PM





LOCATION MAP SCALE: 1" = 2,000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 209 AS LOT 30.

2) OWNER OF RECORD (MAP 209 LOT 30):
MARISSA VALVERDE
20 CENTRAL AVENUE
PORTSMOUTH, NH 03801
6478/1413

APPLICANT:
COPLEY PROPERTIES, LLC
94 PORTSMOUTH AVENUE
STRATHAM, NH 03885

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA ZONE AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.

5) EXISTING LOT AREA:
28,981 S.F.
0.6653 ACRES

6) REFER TO THE EXISTING CONDITIONS PLAN (DWG. NO. V101) FOR ADDITIONAL SITE INFORMATION.

7) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED EASEMENTS FOR A 3 LOT SUBDIVISION ON ASSESSOR'S MAP 209, LOT 30, IN THE CITY OF PORTSMOUTH.

8) ALL EXISTING SITE FEATURES, STRUCTURES, AND BUILDINGS ON THE SUBJECT PARCEL ARE TO BE DEMOLISHED AND REMOVED AS PART OF THIS DEVELOPMENT. SEE DEMOLITION PLAN.

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	S85°28'20"E	100.07'
E2	S84°31'17"E	40.07'
E3	S05°34'08"W	8.98'
E4	N84°33'20"W	39.98'
E5	N85°28'20"W	97.67'
E6	N09°55'08"W	9.29'
E7	S84°31'17"E	47.48'
E8	S18°48'35"E	57.40'
E9	S14°05'04"E	23.80'
E10	S05°51'25"E	28.56'
E11	S84°08'35"W	10.00'
E12	N05°51'25"W	27.85'
E13	N14°05'55"W	22.64'
E14	N18°43'29"W	20.02'
E15	S83°23'17"W	54.90'
E16	N05°34'08"E	10.06'
E17	N83°12'11"E	50.63'
E18	N18°43'29"W	20.58'
E19	N83°28'09"W	41.00'
E20	N05°34'08"E	8.98'
E21	N09°55'09"W	11.24'
E22	N52°56'22"E	28.95'
E23	N80°01'43"E	98.73'
E24	S05°34'08"W	10.47'
E25	S80°04'51"W	93.51'
E26	S52°56'22"W	31.67'
E27	N09°55'09"W	7.30'
E28	N52°55'52"E	31.67'
E29	N80°04'51"E	93.51'
E30	S05°34'08"W	13.29'
E31	S78°15'23"W	62.75'
E32	S67°18'17"W	35.40'
E33	S10°15'59"E	25.30'
E34	S46°38'12"E	7.10'
E35	N79°51'26"E	26.54'
E36	S05°42'24"W	13.20'
E37	N84°25'52"W	57.17'
E38	N02°37'39"E	27.51'
E39	N40°09'46"W	17.45'
E40	S36°11'15"E	14.57'
E41	S08°25'12"E	40.88'
E42	S76°21'14"E	26.92'
E43	S31°03'29"E	19.73'
E44	S03°59'59"W	22.97'
E45	N84°16'30"W	46.52'
E46	N04°56'56"E	32.48'
E47	N08°25'12"W	48.66'
E48	N05°34'08"E	13.29'

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	18.47'	15.96'	S47°02'36"E	105°49'59"

CONDITIONS OF APPROVAL:

1. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS:
2. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
3. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

_____ _____
CHAIRMAN **DATE**

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

09.16.2026
CHARLES S. ADAMS, LLS DATE

GRAPHIC SCALE

20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
2	2026.09.16	REVISE EASEMENT, ADD EASEMENT METES & BOUNDS	CSA	DJO
1	2026.09.10	REVISED PER TAC COMMENTS	PJM	DJO
0	2026.08.19	ISSUED FOR TAC REVIEW	NMT	DJO

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED 3 LOT SUBDIVISION
20 CENTRAL AVENUE, PORTSMOUTH, NH 03801

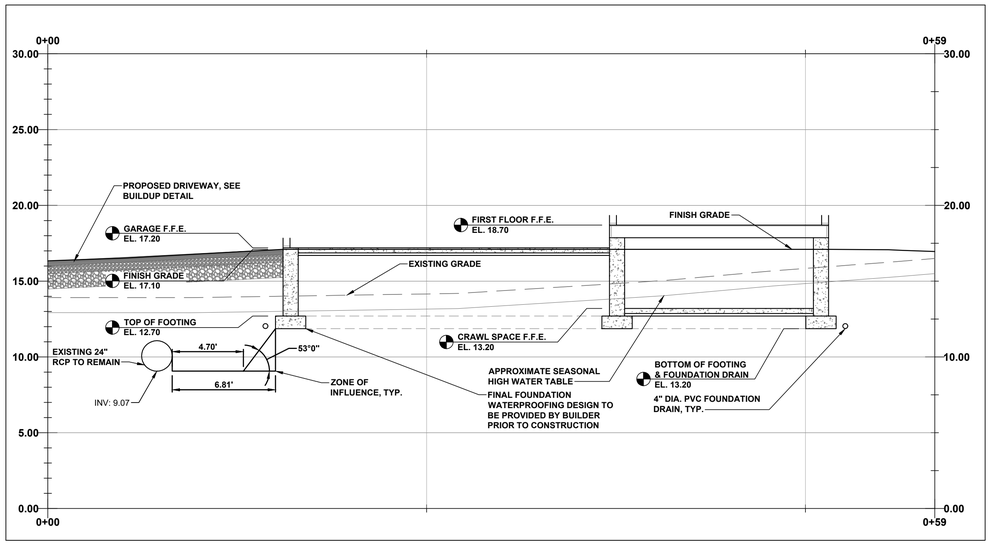
TITLE

PROPOSED EASEMENT PLAN

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 1622 CHARLES S. ADAMS

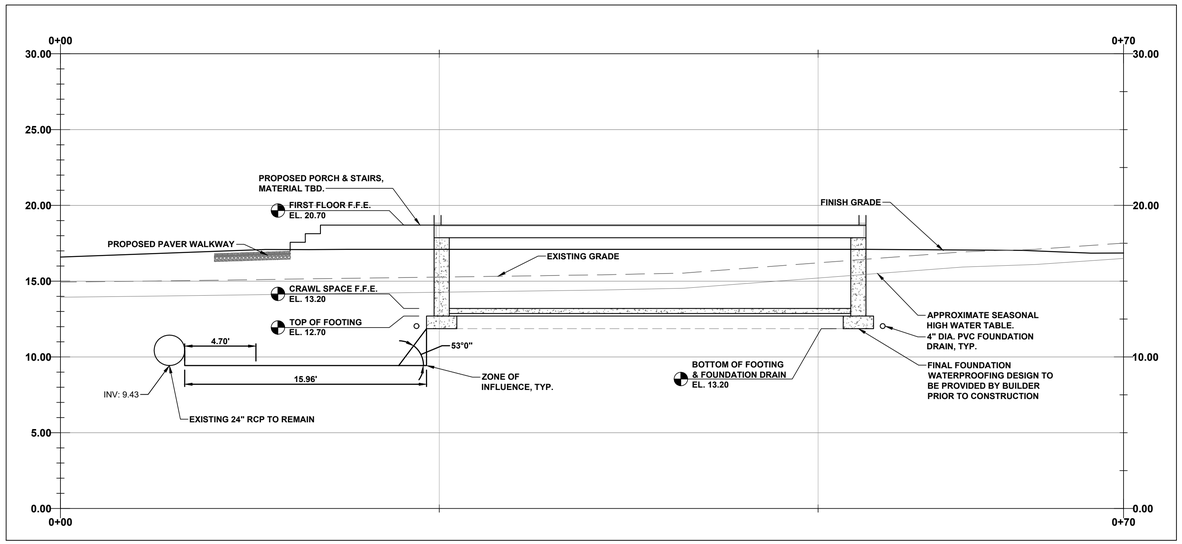
DATE	SCALE
JUNE 2026	1"=20'
DRAWN BY: SJR	DESIGNED BY: NMT
CHECKED BY: DJO	
PROJECT No.: 5010658.001	
DRAWING No.: C103	REV.: 2

FILE LOCATION: P:\#HISTORIES\01-20 CENTRAL AVE., PORTSMOUTH\SHTDGS\CAD_FILES\SURVEY\5010658.001-V-EBMT.DWG, 2026.09.18, 10:19 AM



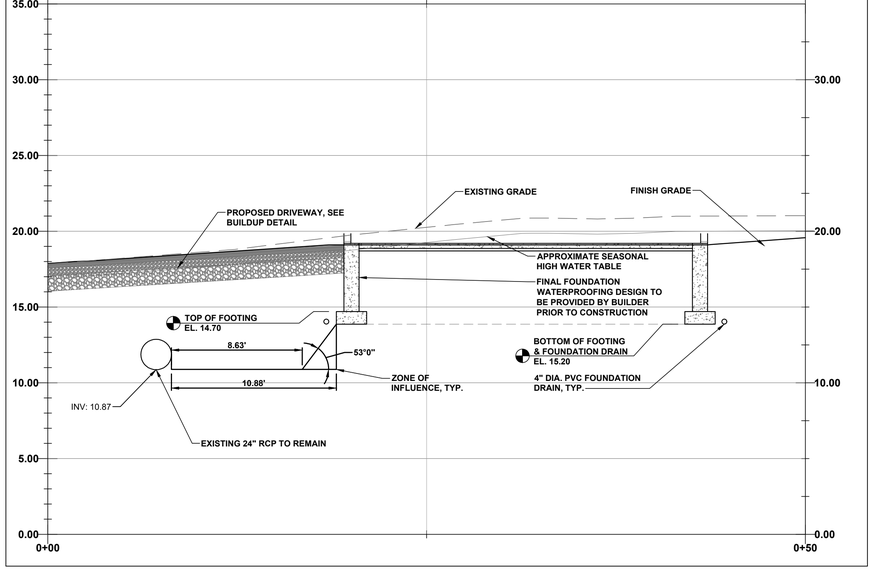
FOUNDATION SECTION A-A

SCALE: 1"=5'



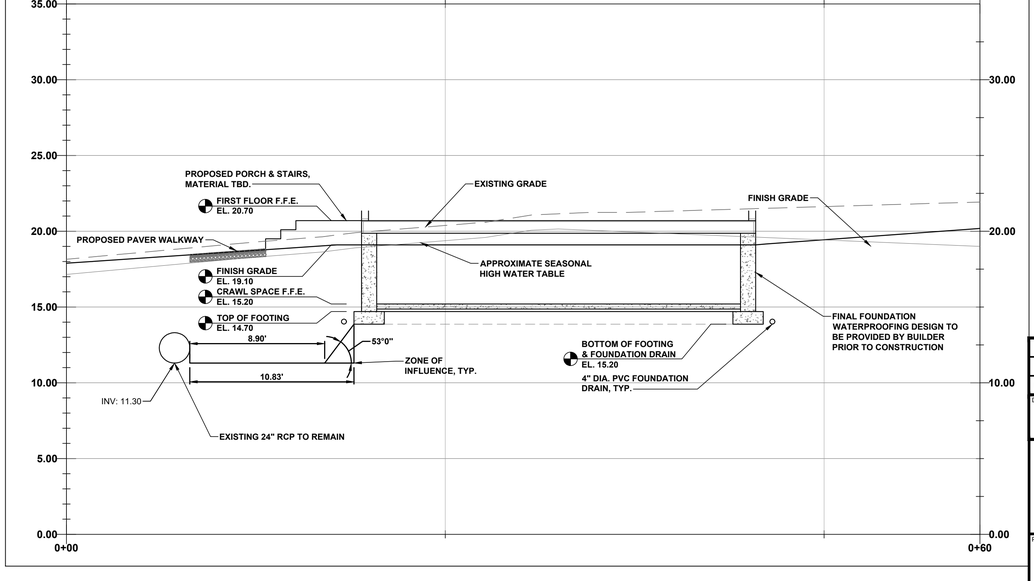
FOUNDATION SECTION B-B

SCALE: 1"=5'



FOUNDATION SECTION C-C

SCALE: 1"=5'



FOUNDATION SECTION D-D

SCALE: 1"=5'

GRAPHIC SCALE

5 0 2.5 5 10 15

(IN FEET)
1 inch = 5 ft.

NOTES:

1. BUILDING FOUNDATION AND FRAMING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO DESIGN BY OTHERS.
2. DRIP EDGE TRENCH NOT SHOWN ON SECTIONS B-B AND D-D FOR CLARITY PURPOSES. REFER TO C502 DETAIL FOR DESIGN.
3. PATIO NOT SHOWN ON SECTIONS B-B AND D-D. REFER TO DESIGN BY OTHERS.

REV.	DATE	DESCRIPTION	BY	CHK.
1	2026.09.10	REVISED PER TAC COMMENTS	PJM	DJO
0	2026.08.19	ISSUED FOR TAC REVIEW	NMT	DJO

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED 3 LOT SUBDIVISION
20 CENTRAL AVENUE, PORTSMOUTH, NH 03801

TITLE

FOUNDATION SECTIONS

STATE OF NEW HAMPSHIRE · DREW JOHN OLEHOWSKI · No. 18516 · LICENSED PROFESSIONAL ENGINEER · 09/15/2026

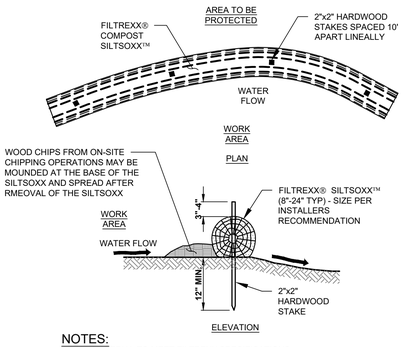
DATE	SCALE
JULY 2026	1"=5'

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	NMT	DJO

PROJECT No. 5010658.001

DRAWING No. **C201** REV. **2**

FILE LOCATION: P:\NH\5010658-COPLEY, PROPERTIES\501-20 CENTRAL AVE - PORTSMOUTH-SMITZ\05-CAD_FILES\DGN\5010658.501-C-SP.DWG, 2026.09.10, 2:04 PM

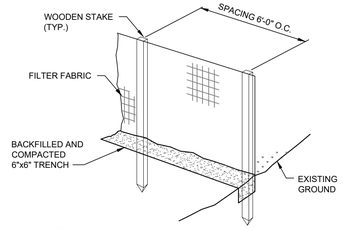


NOTES:

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

FILTREXX SILTSOXX DETAIL

N.T.S.

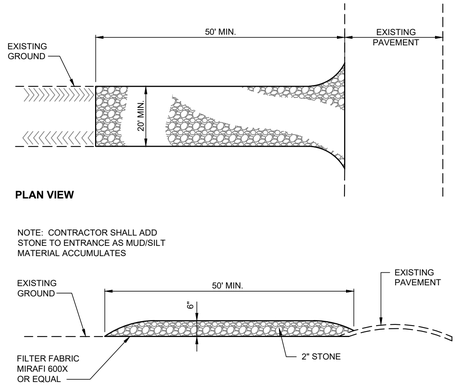


NOTES:

1. KEY FABRIC IN A 6"x6" TRENCH W/BACKFILL AND COMPACT.
2. SILT FENCE SHALL BE A 3' FENCE WITH A MINIMUM GRAB STRENGTH OF 120 LBS.

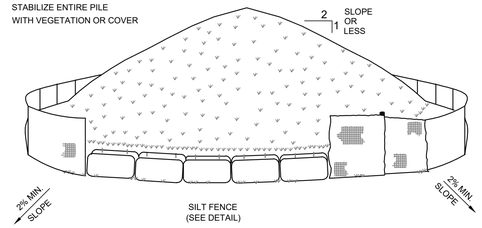
SILT FENCE DETAIL

N.T.S.



STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.

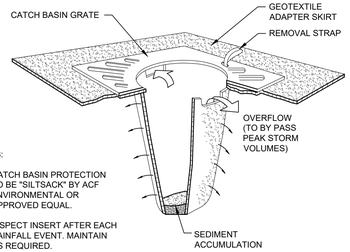


INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED W/ EITHER SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL ON THIS SHEET
5. TEMPORARILY STABILIZE AS NOTED IN SPECIFICATIONS

TEMPORARY STOCKPILE AREA

N.T.S.

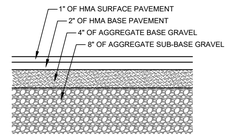


NOTES:

1. CATCH BASIN PROTECTION TO BE "SILTSACK" BY ACF ENVIRONMENTAL OR APPROVED EQUAL.
2. INSPECT INSERT AFTER EACH RAINFALL EVENT. MAINTAIN AS REQUIRED.
3. SEDIMENT WITHIN INSERT SHALL BE EMPTIED WHEN 1/2 FULL.

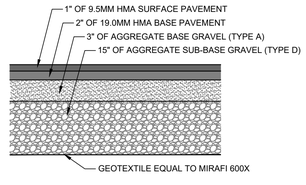
SEDIMENT SACK INLET PROTECTION DETAIL

N.T.S.



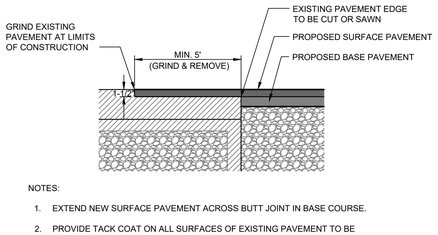
TYPICAL DRIVEWAY PAVING DETAIL

N.T.S.



DRIVEWAY APRON BUILDUP DETAIL

NTS

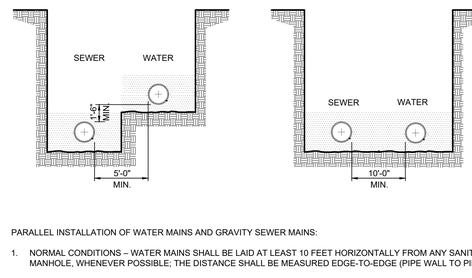


NOTES:

1. EXTEND NEW SURFACE PAVEMENT ACROSS BUTT JOINT IN BASE COURSE.
2. PROVIDE TACK COAT ON ALL SURFACES OF EXISTING PAVEMENT TO BE COVERED.
3. MILLING AND PAVING DURING CONSTRUCTION SHALL BE APPROVED BY THE CITY OF PORTSMOUTH PUBLIC WORKS.

TYPICAL ASPHALT PAVEMENT GRINDING DETAIL

NTS

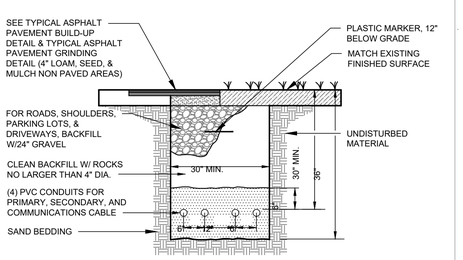


PARALLEL INSTALLATION OF WATER MAINS AND GRAVITY SEWER MAINS:

1. NORMAL CONDITIONS – WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY SANITARY SEWER, OR SEWER MANHOLE, WHENEVER POSSIBLE; THE DISTANCE SHALL BE MEASURED EDGE-TO-EDGE (PIPE WALL TO PIPE WALL).
2. UNUSUAL CONDITIONS – WHEN LOCAL CONDITIONS (SUCH AS LEDGE, BRIDGES, UTILITY CONGESTION, ETC.) PREVENT A HORIZONTAL SEPARATION OF 10 FEET, A WATER MAIN MAY BE LAID CLOSER TO A SANITARY SEWER PROVIDED THAT:
   a. THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER IN A SEPARATE TRENCH OR UNDISTURBED EARTH SHELF AND A MINIMUM OF 5 FEET EDGE-TO-EDGE (PIPE WALL TO PIPE WALL) HORIZONTALLY IS PROVIDED.
   b. WHERE THIS VERTICAL SEPARATION CANNOT BE OBTAINED, THE SEWER SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS-OF-CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

TYPICAL UTILITY SEPARATION DETAILS

N.T.S.

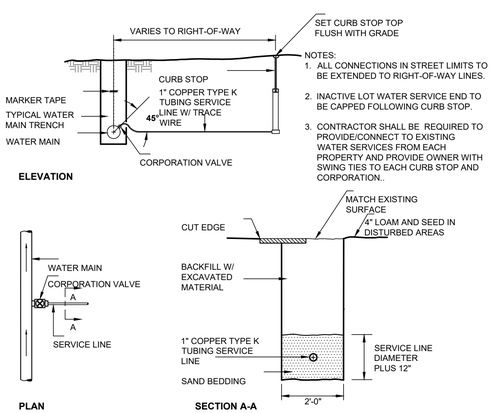


NOTES:

1. SIZE, NUMBER, MATERIAL, AND ARRANGEMENT OF CONDUIT SHALL BE COORDINATED WITH INDIVIDUAL UTILITIES.
2. ALL ELECTRICAL CONDUIT AND STRUCTURES SHALL BE WATER TIGHT.

TYPICAL UNDERGROUND UTILITY TRENCH DETAIL

N.T.S.

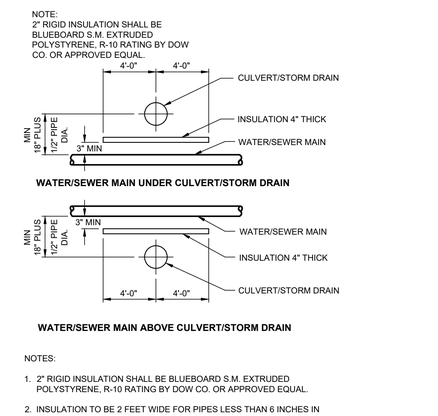


NOTES:

1. ALL CONNECTIONS IN STREET LIMITS TO BE EXTENDED TO RIGHT-OF-WAY LINES.
2. INACTIVE LOT WATER SERVICE END TO BE CAPPED FOLLOWING CURB STOP.
3. CONTRACTOR SHALL BE REQUIRED TO PROVIDE/CONNECT TO EXISTING WATER SERVICES FROM EACH PROPERTY AND PROVIDE OWNER WITH SWING TIES TO EACH CURB STOP AND CORPORATION..

TYPICAL WATER SERVICE DETAIL

N.T.S.

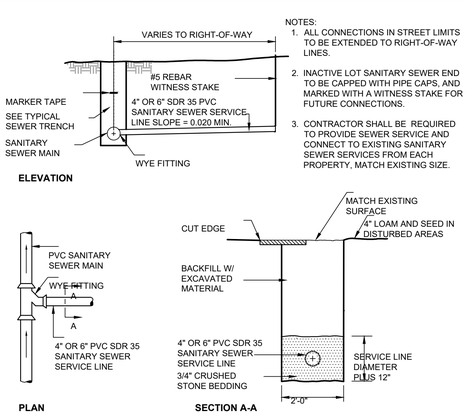


NOTES:

1. 2" RIGID INSULATION SHALL BE BLUEBOARD S.M. EXTRUDED POLYSTYRENE, R-10 RATING BY DOW CO. OR APPROVED EQUAL.
2. INSULATION TO BE 2 FEET WIDE FOR PIPES LESS THAN 6 INCHES IN DIAMETER AND 4 FEET WIDE FOR PIPES 6 INCHES IN DIAMETER AND LARGER, OR AS DIRECTED BY THE ENGINEER.

TYPICAL PIPE CROSSING INSULATION DETAIL

N.T.S.



NOTES:

1. ALL CONNECTIONS IN STREET LIMITS TO BE EXTENDED TO RIGHT-OF-WAY LINES.
2. INACTIVE LOT SANITARY SEWER END TO BE CAPPED WITH PIPE CAPS, AND MARKED WITH A WITNESS STAKE FOR FUTURE CONNECTIONS.
3. CONTRACTOR SHALL BE REQUIRED TO PROVIDE SEWER SERVICE AND CONNECT TO EXISTING SANITARY SEWER SERVICES FROM EACH PROPERTY, MATCH EXISTING SIZE.

TYPICAL SANITARY SEWER SERVICE DETAIL

N.T.S.

REV.	DATE	DESCRIPTION	BY	CHK.
1	2026.09.10	REVISED PER TAC COMMENTS	PJM	DJO
0	2026.08.19	ISSUED FOR TAC REVIEW	NMT	DJO

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED 3 LOT SUBDIVISION
20 CENTRAL AVENUE, PORTSMOUTH NH

TITLE

SITE DETAILS

STATE OF NEW HAMPSHIRE - DREW JOHN OLEHOWSKI - No. 18516 - LICENSED PROFESSIONAL ENGINEER - 09.18.2026

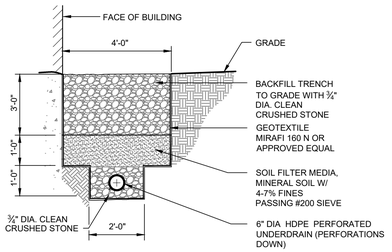
DATE	SCALE
JUNE 2026	NTS

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	NMT	DJO

PROJECT No. 5010658.001

DRAWING No. **C501** REV. **2**

FILE LOCATION: P:\NH\5010658-COPLEY, PROPERTIES\501-00 CENTRAL AVE., PORTSMOUTH-SMITH\02-CAD, FILES\CIVIL\5010658.501-C-DT.DWG, 2026.09.10, 2:04 PM

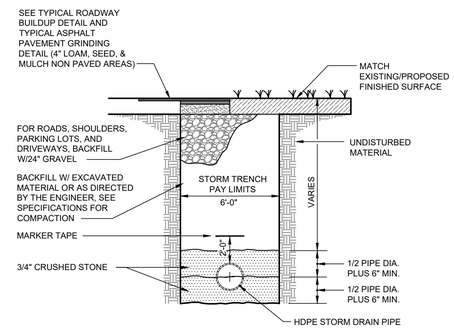


NOTE:

1. PIPE DEPTH TO BE FIELD VERIFIED AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

ROOF DRIP EDGE FILTRATION DETAIL

NTS



NOTE:

1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

TYPICAL STORM DRAIN TRENCH DETAIL

N.T.S.

BIORETENTION MAINTENANCE

SOILS:
VISUALLY INSPECT AND REPAIR EROSION MONTHLY. USE SMALL STONES TO STABILIZE EROSION ALONG DRAINAGE PATHS. CHECK THE pH ONCE OR TWICE A YEAR. APPLY AN ALKALINE PRODUCT, SUCH AS LIMESTONE, IF NEEDED.

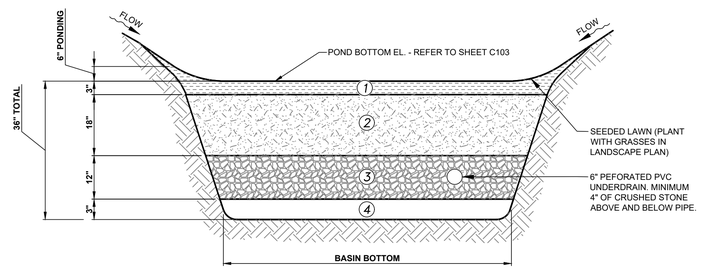
MULCH:
REMULCH ANY VOID AREAS BY HAND AS NEEDED. EVERY 6 MONTHS, IN THE SPRING AND FALL, ADD A FRESH MULCH LAYER. ONCE EVERY 2 TO 3 YEARS, IN THE SPRING, REMOVE OLD MULCH LATER BEFORE APPLYING NEW ONE.

PLANTS:
IMMEDIATELY AFTER THE COMPLETION OF CELL CONSTRUCTION, WATER GRASS COVERING FOR 14 CONSECUTIVE DAYS UNLESS THERE IS SUFFICIENT NATURAL RAINFALL. ONCE A MONTH (MORE FREQUENTLY IN SUMMER), VISUALLY INSPECT VEGETATION FOR DISEASE OR PEST PROBLEMS. IF TREATMENT IS WARRANTED, USE THE LEAST TOXIC APPROACH. TWICE A YEAR, FROM MARCH 15TH TO APRIL 30TH AND OCTOBER 1ST TO NOVEMBER 30TH, REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. DURING TIMES OF EXTENDED DROUGHT, LOOK FOR PHYSICAL FEATURES OF STRESS (UNREVIVED WILTING, YELLOW, SPOTTED OR BROWN PATCHES ETC.). WATER IN THE EARLY MORNING AS NEEDED. WEED REGULARLY, IF NEEDED.

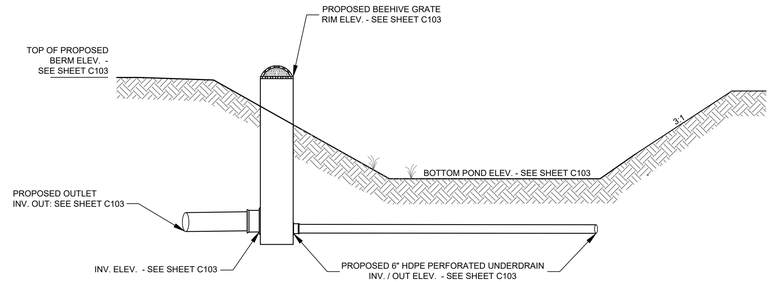
RAIN GARDEN MEDIA	
(1)	MULCH/GROWING MEDIUM: GRASS SEED MIX A WITH LOAM
(2)	SOIL FILTER LAYER: USE UNHSC BIORETENTION SOIL SPECIFICATIONS DATED FEBRUARY, 2017.20% - 30% MULCH BY VOLUME, MIXED THOROUGHLY WITH LOAMY, COARSE SAND (70% - 80% BY VOLUME) MEETING THE FOLLOWING GRADATION;

SIEVE NO.	% BY WEIGHT, PASSING
4	100
10	95
40	10 - 25
200	0 - 5

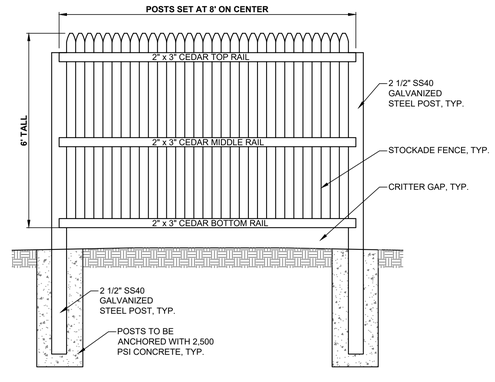
(3)	0.75"Ø - 1.5"Ø CRUSHED STONE, WASHED.
(4)	⅜" PEA GRAVEL



RAIN GARDEN SECTION



RAIN GARDEN PROFILE



STORM DRAIN CLEANOUT DETAIL

N.T.S.

OUTLET CONTROL STRUCTURE DETAIL

N.T.S.

RAIN GARDEN DETAIL

NTS

STOCKADE FENCE DETAIL

NTS

REV.	DATE	DESCRIPTION	BY	CHK.
1	2026.09.10	REVISED PER TAC COMMENTS	PJM	DJO
0	2026.08.19	ISSUED FOR TAC REVIEW	NMT	DJO

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED 3 LOT SUBDIVISION
20 CENTRAL AVENUE, PORTSMOUTH NH

TITLE

SITE DETAILS

STATE OF NEW HAMPSHIRE - PROFESSIONAL ENGINEER
DREW JOHN OLEHOWSKI
No. 18518
LICENSED
09/18/2026

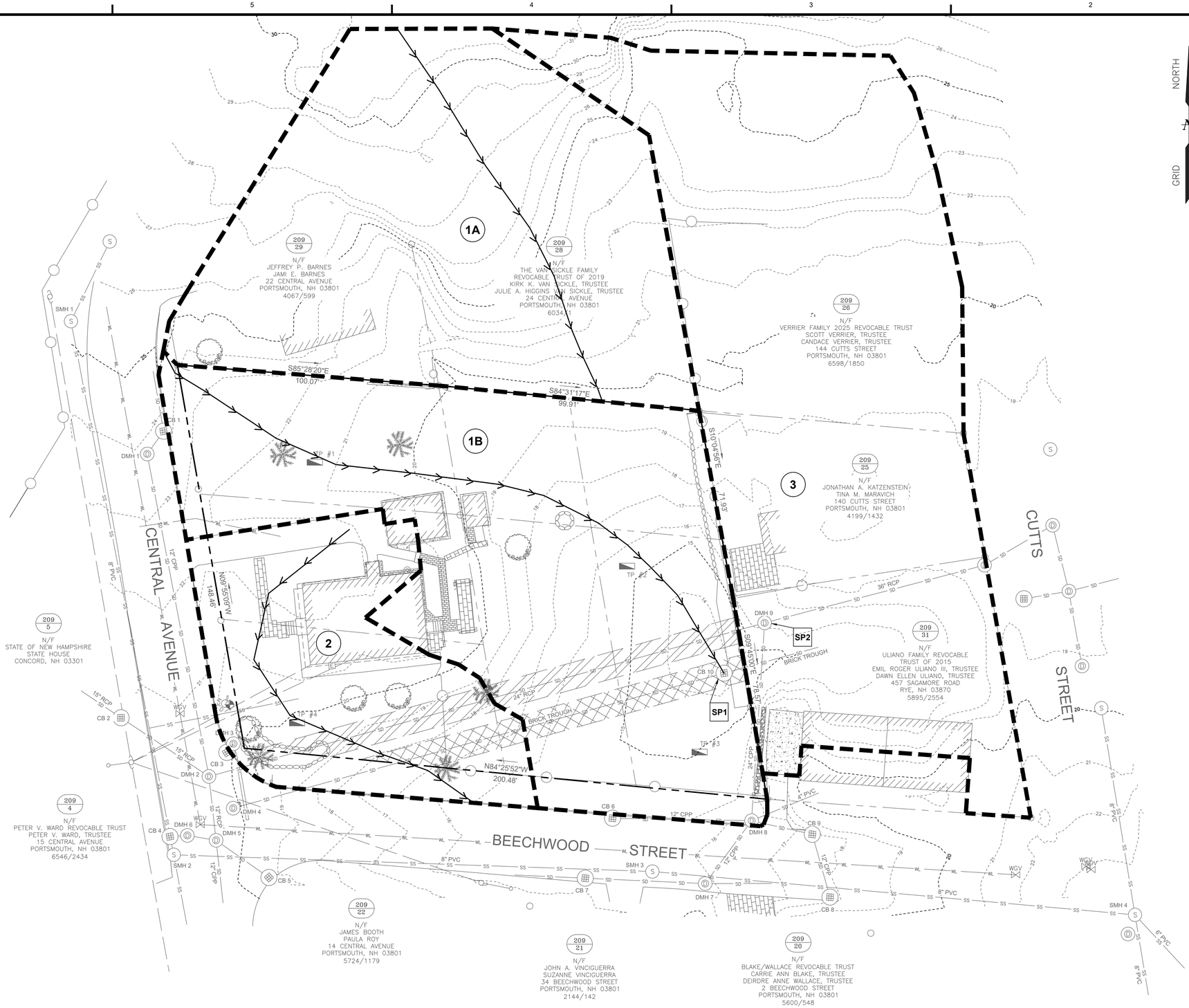
DATE	SCALE
JUNE 2026	NTS

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	NMT	DJO

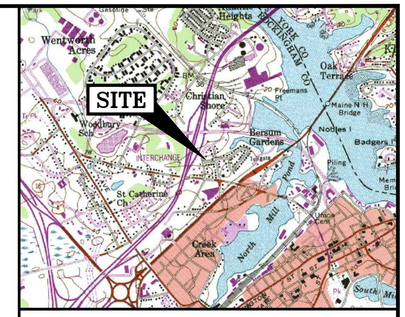
PROJECT No. 5010658.001

DRAWING No. **C502** REV. **2**

FILE LOCATION: P:\NH\5010658-COPLEY_PROPERTIES\001-20 CENTRAL AVE., PORTSMOUTH-SM7X02-CAD_FILES\CIVIL\5010658.001-C-DT DWG, 2026.09.10, 2:24 PM



NORTH
NAD83(2011)
N
GRID
NHSPC



LOCATION MAP SCALE: 1" = 2,000'

PRE LEGEND:

- PROPERTY LINE
- WATERSHED BOUNDARY LINE
- 1A — WATERSHED DESIGNATION
- TIME OF CONCENTRATION FLOW PATH
- SP1 — SUMMATION POINT

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
1	2026.09.10	REVISED PER TAC COMMENTS	PJM	DJO
0	2026.08.19	ISSUED FOR TAC REVIEW	NMT	DJO

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED 3 LOT SUBDIVISION
20 CENTRAL AVENUE, PORTSMOUTH, NH 03801

TITLE

PRE-DEVELOPMENT HYDROLOGY PLAN

STATE OF NEW HAMPSHIRE
DREW JOHN OLEHOWSKI
No. 18516
LICENSED
PROFESSIONAL ENGINEER
09/18/2026

DATE	SCALE
JUNE 2026	1"=20'

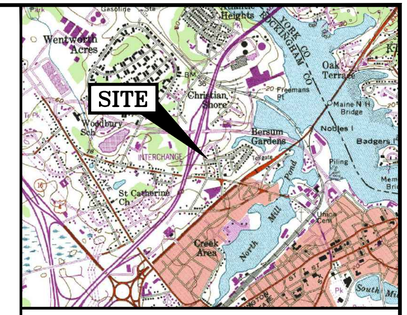
DRAWN BY	DESIGNED BY	CHECKED BY
NMT	NMT	DJO

PROJECT No. 5010658.001

DRAWING No. **C701** REV. **2**

FILE LOCATION: P:\NH\5010658-DOPLEY_PROPERTIES\5001-20 CENTRAL AVE, PORTSMOUTH-SMT\02-CAD_FILES\CIVIL\5010658.001-C-HY.DWG, 2026.09.10, 2:04 PM





LOCATION MAP SCALE: 1" = 2,000'

POST LEGEND:

- PROPERTY LINE
- WATERSHED BOUNDARY LINE
- 1A — WATERSHED DESIGNATION
- TIME OF CONCENTRATION FLOW PATH
- SP1 — SUMMATION POINT

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
1	2026.09.10	REVISED PER TAC COMMENTS	PJM	DJO
0	2026.08.19	ISSUED FOR TAC REVIEW	NMT	DJO

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED 3 LOT SUBDIVISION
20 CENTRAL AVENUE, PORTSMOUTH, NH 03801

TITLE

POST-DEVELOPMENT HYDROLOGY PLAN

STATE OF NEW HAMPSHIRE - DREW JOHN OLEHOWSKI No. 18515 LICENSED PROFESSIONAL ENGINEER
09/18/2026

DATE	SCALE
JUNE 2026	1"=20'

DRAWN BY	DESIGNED BY	CHECKED BY
NMT	NMT	DJO

PROJECT No. 5010658.001

DRAWING No. **C702** REV. **2**

FILE LOCATION: P:\NH\5010658-COPLEY_PROPERTIES\501-20 CENTRAL AVE, PORTSMOUTH-SMTZ\02-CAD_FILES\CIVIL\5010658.001-C-HY DWG, 2026.09.10, 2:04 PM

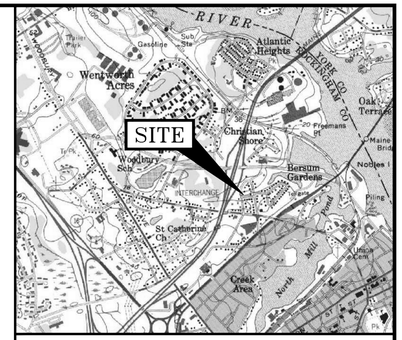
PLANTING NOTES

1. SEE SURVEY AND EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION. STAKE ALL PROPERTY LINES PRIOR TO START OF WORK.
2. CONTRACTOR IS REQUIRED TO REVIEW PROJECT GENERAL NOTES AND COMPLY WITH ALL CONDITIONS SET FORTH THEIR IN.
3. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO ANSI Z60.2-2025 AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL PLANTINGS IN REGULATED AREAS SHALL BE ACCLIMATIZED TO NEW HAMPSHIRE. NO INVASIVE OR POTENTIALLY INVASIVE SHALL BE PLANTED ON THE PROPERTY PER NEW HAMPSHIRE INVASIVE SPECIES DATABASE.
5. ALL PLANT MATERIAL TO BE PROVIDED IN HEALTHY, VIABLE CONDITION FREE OF DAMAGE, PESTS, DISEASE OR WILT. UNSUITABLE MATERIALS MAY BE REJECTED AT THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY REJECTED MATERIALS WITH SUITABLE MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
6. ALL DISTURBED AREAS OUTSIDE OF AREAS OF CONSTRUCTION OR SITE IMPROVEMENTS ARE TO BE LANDSCAPED, TOPSOILED, & SEEDED.
7. CONTRACTOR TO UTILIZE A "DROUGHT TOLERANT LOW GROWN FESCUE MIX" FOR ALL LAWN AREAS UNLESS OTHERWISE SPECIFIED.
8. STRIPPED TOPSOIL TO REMAIN ONSITE. SCREEN AND REUSE FOR LANDSCAPED AREA.
9. PROVIDE SOIL TEST RESULTS FOR EXISTING SITE SOIL AND ALL IMPORTED SOILS. LOAM TO BE 40% SAND, 40% SILT 20% CLAY. FINAL SOILS MIXTURE TO BE 3/4 NATIVE LOAM/TOPSOIL AND 1/4 COMPOST PER CITY OF PORTSMOUTH DPW "ATTACHMENT B" OR AMEND SOILS AS MAY BE INDICATED IN THE TEST RESULTS.
10. ALL GRAVEL, PAVEMENT & PAVEMENT BASE MATERIAL TO BE REMOVED FROM LANDSCAPED ISLANDS TO A DEPTH OF 18" PRIOR TO PLACEMENT OF TOPSOIL. DE-COMPACT BOTTOM OF ALL PLANTING BEDS AND PLANT PITS.
11. ALL TEMPORARY & FINAL HYDRO SEED MIXTURES SHALL UTILIZE A TACIFYER ADDITIVE TO PREVENT SEED MIGRATION.
12. ALL PLANTING BEDS TO RECEIVE 3" SHREDDED BARK MULCH
13. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE SHOWN ON THE DRAWINGS BY THE DRAWINGS, THE LARGER QUANTITY SHALL APPLY.
14. ALL PLANTS SHALL BE LOCATED ON SITE BY THE CONTRACTOR PRIOR TO LANDSCAPE ARCHITECT OR PROJECT ENGINEER ARRIVAL. FINAL LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT OR PROJECT ENGINEER PRIOR TO FINAL INSTALLATION. ANY INSTALLATIONS NOT APPROVED BY THE LANDSCAPE ARCHITECT OR PROJECT ENGINEER AND SUBSEQUENTLY REQUESTED TO BE MOVED WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
15. PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
16. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING VEGETATION WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION AND SHALL REPLACE REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
18. PROVIDE 6" MIN TOPSOIL FOR ALL LAWN.
19. ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL, 12" DEEP.
20. CONTRACTOR SHALL MECHANICALLY DE-COMPACT ANY TEMPORARY ACCESS-WAYS, CONSTRUCTION ROADS AND ALL LANDSCAPE AREAS DISTURBED OR COMPACTED BY CONSTRUCTION ACTIVITIES TO A MINIMUM DEPTH OF 12" PRIOR TO PLACEMENT OF TOPSOIL.
21. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND /OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE IRRIGATION PROGRAM. IF AN AUTOMATIC IRRIGATION SYSTEM IS NOT SCHEDULED TO BE INSTALLED A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED.
22. SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT A LIST OF REQUESTED SUBSTITUTIONS AND GET APPROVAL PRIOR TO MATERIAL BEING DELIVERED TO THE SITE.
23. PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE. AFTER ACCEPTANCE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL PLANT TAGS.
24. WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE. ALL PLANT MATERIAL IN GROUPS OR HEDGES TO BE OF THE SAME SIZE.
25. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. LANDSCAPE ARCHITECT SHALL DETERMINE IF INSTALLED MATERIALS ARE TO BE REPLACED. REPLACEMENTS SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
26. CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE.
27. THE LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER WITH WATERING AND MAINTENANCE EXPECTATIONS AT PROJECT COMPLETION.
28. OWNER SHALL MAINTAIN ALL LAWNS AND PLANTINGS IN ACCORDANCE WITH GENERALLY ACCEPTED LANDSCAPE STANDARDS TO MAINTAIN WARRANTY.



PLANTING PLAN

NORTH
NAD83(2011)
GRID
NHSPC



LOCATION MAP SCALE: 1" = 2,000'

PLANT LIST

TREES

CODE	LATIN NAME	COMMON NAME	HEIGHT	ROOT	QTY	S/U
AB	Abies balsamea var. phanerolepis	Canaan Fir	6'-7' Ht.	B&B	2	G
AC	Amelanchier canadensis	Shadblow Serviceberry FAC	7'-8' HtClump	B&B	2	E
ARO	Acer rubrum 'October Glory'	October Glory Red Maple	2.5-3" Cal	B&B	6	E
QR	Quercus rubra	Northern Red Oak FACU-	2.5-3" Cal	B&B	4	E
SHRUBS						
CA	Clethra alnifolia	Sweet Pepperbush FAC+	2'-3' Ht	Cont	18	E
CO	Cephalanthus occidentalis	Buttonbush OBL	2'-3' Ht	Cont	12	G
IG	Ilex glabra 'Shamrock'	Shamrock Inkberry FACW-	18"-24"	Cont	27	E
RC	Rhododend. catawbiense 'Cunningham's White'	Cunningham's White Rhododendron var.	#3	Cont.	11	G
SXS	Spirea japonica 'Little Princess'	Little Princess Spirea	30"-36" Spd	Cont	15	E
VPT	Viburnum plicatum tomentosum 'Watanabei'	Summer Snowflake Vib.	30"-36"	Cont	4	G
WB	Ilex verticillata	Winterberry FACW+	#5, 2.5 Ht.	Cont	18	G
PERENNIALS						
EP	Eupatorium maculatum	Joe-Pye Weed FAC	2" plug	50/flat	18	P
DP	Dennstaedtia punctilobula	Hayscented Fern	1 QT	1 Cont	60	P
HXS	Hemmerocalis 'Happy Returns'	Dalylilly variety	1 QT	Cont	77	E
IV	Iris versicolor	Blue Flag Iris OBL	2" plug	50/flat	15	P

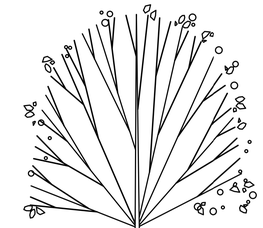
S/U = SALT URBAN TOLERANCE: P=POOR, F=FAIR, G=GOOD, E=EXCELLENT

LAWN SEED TO BE "DROUGHT TOLERANT" SEED MIX. SUBMIT MFG. SEED MIX SPECIFICATIONS FOR LANDSCAPE ARCHITECTS APPROVAL.

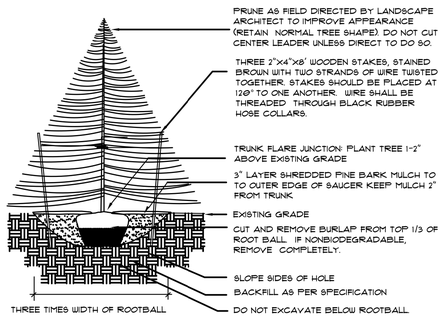
GRAPHIC SCALE

20 0 10 20 40 60

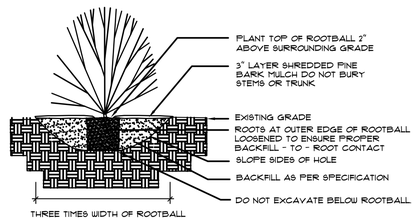
(IN FEET)
1 inch = 20 ft.



1 L-1 DECIDUOUS TREE PLANTING — NOT TO SCALE

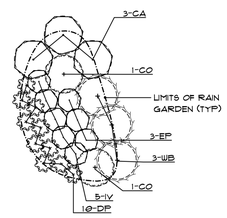


2 L-1 EVERGREEN TREE PLANTING — NOT TO SCALE



3 L-1 SHRUB PLANTING — NOT TO SCALE

NOTES:
1. REFER TO DRAINAGE REPORT FOR PERCOLATION RATES, ADDITIONAL RAIN GARDEN REQUIREMENTS AND VOLUME CALCULATIONS.
2. ALLOW FOR 18-24" PLANTING MEDIUM IN BASIN
3. SIDE SLOPES NOT TO EXCEED 1:3
4. PLANTING MEDIUM TO CONSIST OF 1/3 SAND, 1/3 COMPOST AND 1/3 TOPSOIL OR AS OTHERWISE SPECIFIED
5. SEE SHEET C502 FOR RAIN GARDEN CONSTRUCTION DETAIL
6. FOR RAIN GARDENS 500-1000 SF, DOUBLE THE PLANT QTY. RAIN GARDENS 1000-1500 TRIPLE THE PLANT QTY.



4 L-1 TYPICAL RAIN GARDEN PLANTING — NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

REV.	DATE	DESCRIPTION	BY	CHK.
3	2026.09.18	PER COMMENTS	DWV	SMT
1	2026.08.19	ISSUED FOR TAC	DWV	NY
0	2026.07.07	ISSUED FOR TAC	DWV	NY

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT

PROPOSED 3 LOT SUBDIVISION
20 CENTRAL AVEVUE, PORTSMOUTH, NH 03801

TITLE

LANDSCAPING PLAN

LICENSED LANDSCAPE ARCHITECT
DAVID WILLIAM VERRESPY
00264
STATE OF NEW HAMPSHIRE

DATE	SCALE
JUNE 2026	AS SHOWN

DRAWN BY	DESIGNED BY	CHECKED BY
DWV	DWV	NY

PROJECT No. 5010658.001

DRAWING No. **L-01** REV. **3**

FILE LOCATION: P:\NH\5010658\CORP PY_PROPERTIES\01-20 CENTRAL AVE - PORTSMOUTH-SMT\02-CAD_FILES\CIVIL\5010658.001-L-1_REV A-16-26.DWG, 2026.09.18, 9:57 AM

Findings of Fact | Wetland Conditional Use Permit
City of Portsmouth Planning Board

Date: October 15, 2026
Property Address: 400 Little Harbor Road
Application #: LU-26-68
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	**Finding** **(Meets Criteria for Approval)**	**Supporting Information**
1	*1. The land is reasonably suited to the use activity or alteration.*	**Meets** **Does Not Meet**	This project seeks to replace a non-compliant set of stairs leading from an entryway with a compliant landing and new set of stairs. This will increase the impervious cover in this area by a small amount and is necessary for complying with the building code. It will replace an existing set of stairs that is within the same area.
2	2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*	**Meets** **Does Not Meet**	AThis location is already an existing entry/exit for the building that is within the 100' wetland buffer. There is no reasonable alternative for redesigning and constructing an egress elsewhere in the building.

DRAFT

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	*3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.*	**Meets** **Does Not Meet**	The proposed work is minimal and should not create any adverse impacts to the wetland functional values of the site. Erosion controls should be installed prior to construction to minimize runoff into the resource. The addition of new wetland buffer plantings could help to mitigate nutrient and sediment runoff in the long-term.
4	*4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*	**Meets** **Does Not Meet**	This project will only be performing construction in a previously developed area where existing stairs are currently sitting. No vegetation removal is being proposed.
5	*5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*	**Meets** **Does Not Meet**	This proposal is to improve an existing entry/exit for safety compliance and is greatly minimizing any impact to the jurisdictional areas. There is no alternative location outside of the wetland buffer that can be easily transformed for this purpose.
6	*6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*	**Meets** **Does Not Meet**	This application does not propose impacts within the 25' vegetated buffer strip.
7	**<u>Other Board Findings:</u>**		

DRAFT

Project Narrative:

Conditional Use Permit-Inland Wetland Buffer

Creek Farm – Education Center new landing and stairs

Tax Map 203, Lot 8

400A Little Harbor Road, Portsmouth, NH

Dear Rick Chellman

Wednesday the 9th of August the Conservation Commission gave the Forest Society a favorable recommendation for CUP LU – 26- 26 application. The two stipulations outlined in the September 9, 2026 Conservation Commission memo have been met and is available for review in the portal.

The Society for the Protection of New Hampshire Forests is proposing to replace an existing set of stairs and sliding door with a new landing with stairs and an out swing door with a separate side light to conform with current egress requirements. This work will take place at the Education Center located at Creek Farm. The Education Center is two story structure roughly measuring 32' 11" by 57' 3". The Education Center serves as a place for outreach and Education for the community.

The new landing and not more than four stairs will be +/- 55 SQFT. Replacing the existing stairs +/- 13 SQFT adding +/- 42 SQFT of impervious surface.

The new landing and stairs will be supported by four 6" by 6" PT posts connected to four Sona tubes, 48" BY10" dia, filled with concrete with Simpson metal connectors. The last step will rest on a cement landing roughly 12" by 60". Spacing between deck boards will be ¼" and ¾" stone will beneath the landing and stairs.

The landing frame will be constructed with 2" by 8" PT boards, 16" on center. Three 4" by 4" PT posts will be installed at the three corners for railing support. The railing will be 42" tall made with PT 2" by 4" boards on edge and PT spindles to be 3 1/2" apart with a 2" by 6" PT board cap. The decking will be 5/4" by 6" PT deck boards fastened with screws with a 1/4" gap.

New stairs are approximately the same as the landing and comprised of 5 stair stringers with PT decking, screwed. Railings will be on both sides of the stairs and attached to 4" by 4" PT posts. The railings will be constructed to the same detail as the railing on the landing . An additional small railing will be installed on one side of the railing to meet code requirements.

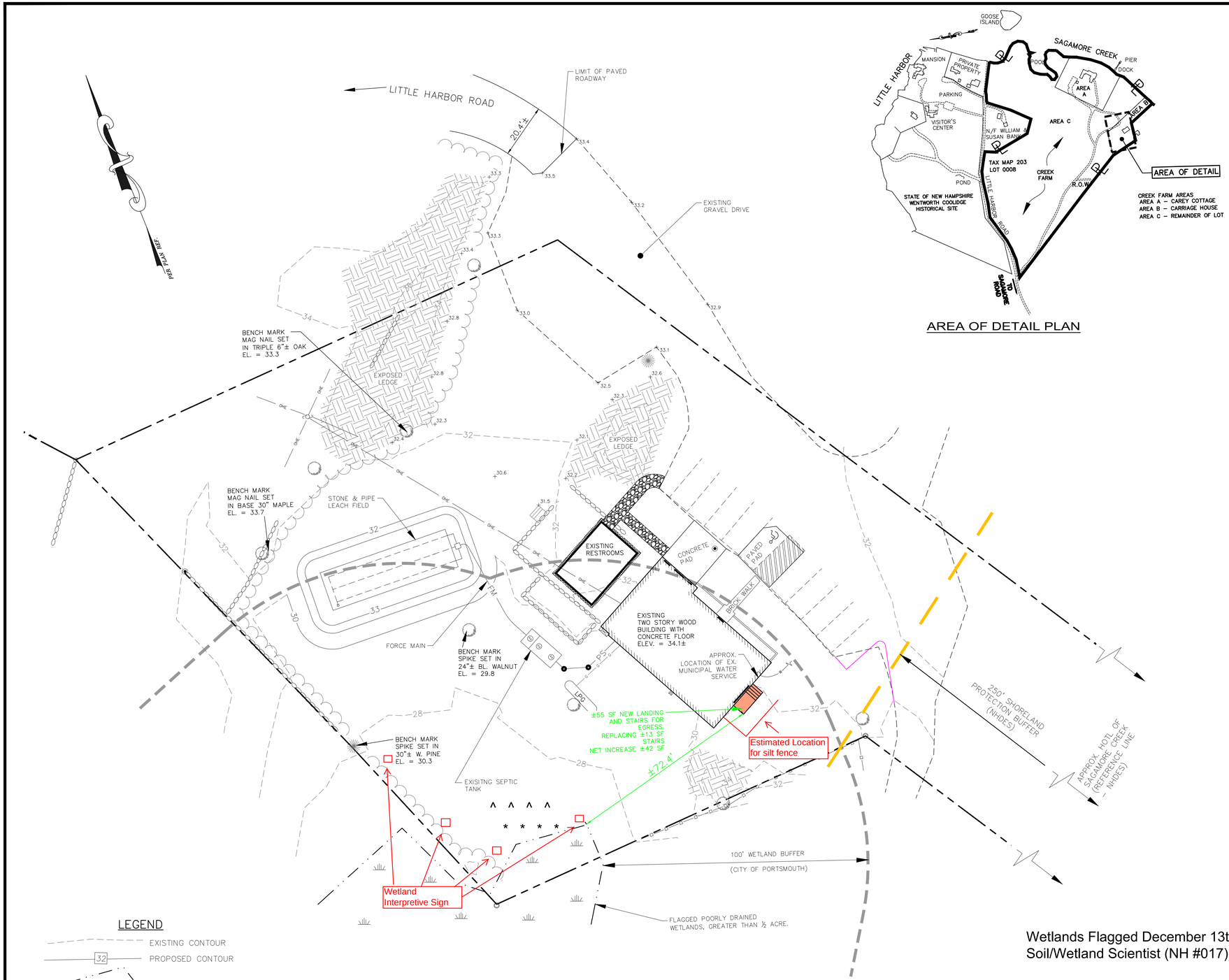
All fasteners are code compliant.

The existing sliding door will be replaced with a 36” outswing door with tempered glass and a fixed panel 28” by 72” with tempered glass.

Sincerely,

Carl Murphy, Facility Manager

Forest Society



AREA OF DETAIL PLAN

PLAN REFERENCE:

1.) STATE OF NEW HAMPSHIRE DEPT. OF RESOURCES & ECONOMIC DEVELOPMENT "WENTWORTH COOLIDGE HISTORICAL SITE & NOEL CONSERVATION EASEMENT PORTSMOUTH & NEW CASTLE, N.H." DATED DEC. 1997.

2.) "CARRIAGE HOUSE TOPO WORKSHEET FOR LAND OWNED BY SOCIETY FOR THE PROTECTION OF N.H. FORESTS LOCATED ALONG LITTLE HARBOR ROAD, PORTSMOUTH, NEW HAMPSHIRE", BY KNIGHT HILL LAND SURVEYING SERVICES, INC., DATED JANUARY 24, 2020.

LEGEND

- EXISTING CONTOUR
- 32 PROPOSED CONTOUR
- EDGE OF WETLANDS
- EXPOSED LEDGE
- ^ Proposed BlueBerry Bushes
- * Existing Blueberry Bushes

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

SCALE: 1" = 20' (22" X 34")

Wetlands Flagged December 13th, 2019 by Joesph W. Noel
Soil/Wetland Scientist (NH #017)

ALTUS ENGINEERING, INC.
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: PERMITTING

ISSUE DATE: JULY 27, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	07/27/26

DRAWN BY: EDW
APPROVED BY: EDW
DRAWING FILE: 3950STAIRS.DWG

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER/APPLICANT:

SOCIETY FOR THE PROTECTION OF N.H. FORESTS

54 PORTSMOUTH ST.
CONCORD, NH 03302

PROJECT:

PROPOSED STAIRS AND LANDING AT THE CARRIAGE HOUSE CREEK FARM

400 LITTLE HARBOR ROAD
PORTSMOUTH, NH
TAX MAP 203, LOT 08

TITLE:

AMENDED SITE PLAN

SHEET NUMBER:

1 of 1

P3950

What is a Wetland?

Wetlands are some of the most biodiverse habitats in North America- charachterized by a year-round body of water or water saturated ground cover.



They aren't only homes for the generalist species, who can thrive in a variety of spaces, but specialists, who thrive in a specific habitat with specfic resources. Because they are resource dense, reletively mild, and have lots of places to hide, they also make great nurseries during reproductive seasons.

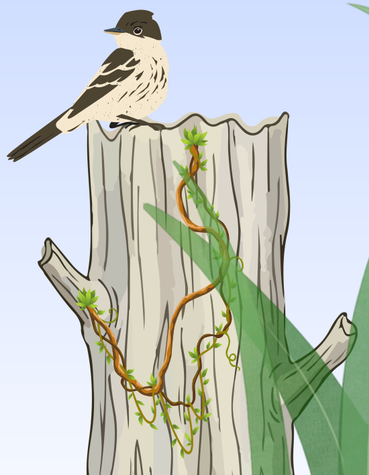
Wetlands come in all shapes and sizes. They can be small, large, thin, and wide. They can also be freshwater, saltwater, or somewhere in between - both in the forest and by the sea!

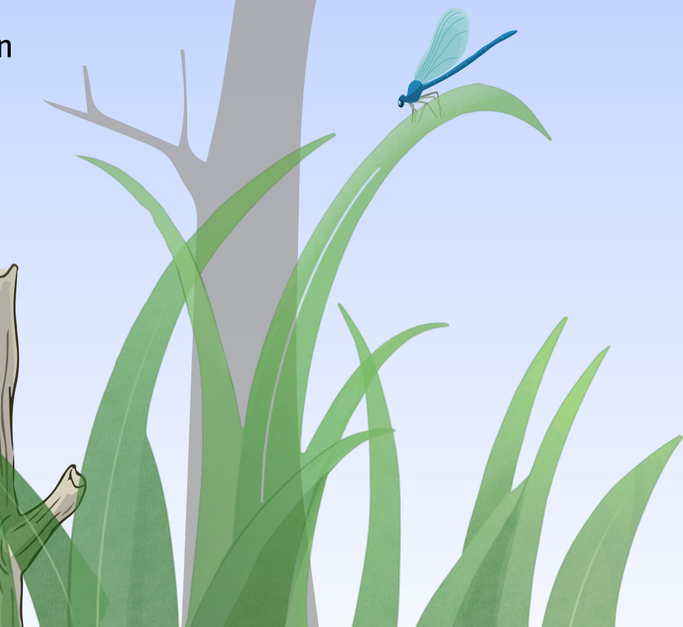
When you stand by a wetland, the diversity is clear! Species of all sorts are in the water, on land, in the trees and bushes, and in the air!



SOCIETY FOR THE PROTECTION OF NEW HAMPSHIRE FORESTS

SINCE 1901





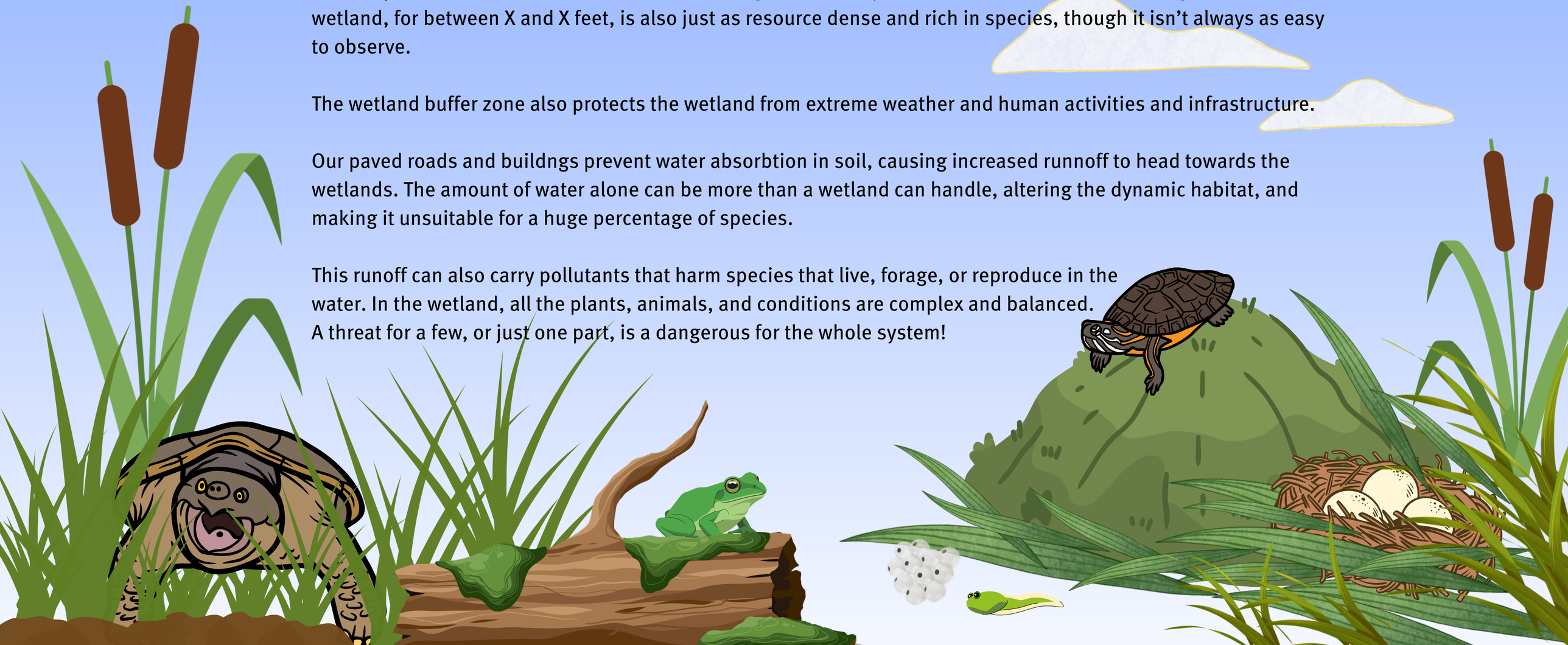
The Wetland Buffer Zone

Not all species find their homes in the water, being around it is just as well! Habitat around the edge of the wetland, for between X and X feet, is also just as resource dense and rich in species, though it isn't always as easy to observe.

The wetland buffer zone also protects the wetland from extreme weather and human activities and infrastructure.

Our paved roads and buildngs prevent water absorbtion in soil, causing increased runnoff to head towards the wetlands. The amount of water alone can be more than a wetland can handle, altering the dynamic habitat, and making it unsuitable for a huge percentage of species.

This runoff can also carry pollutants that harm species that live, forage, or reproduce in the water. In the wetland, all the plants, animals, and conditions are complex and balanced. A threat for a few, or just one part, is a dangerous for the whole system!

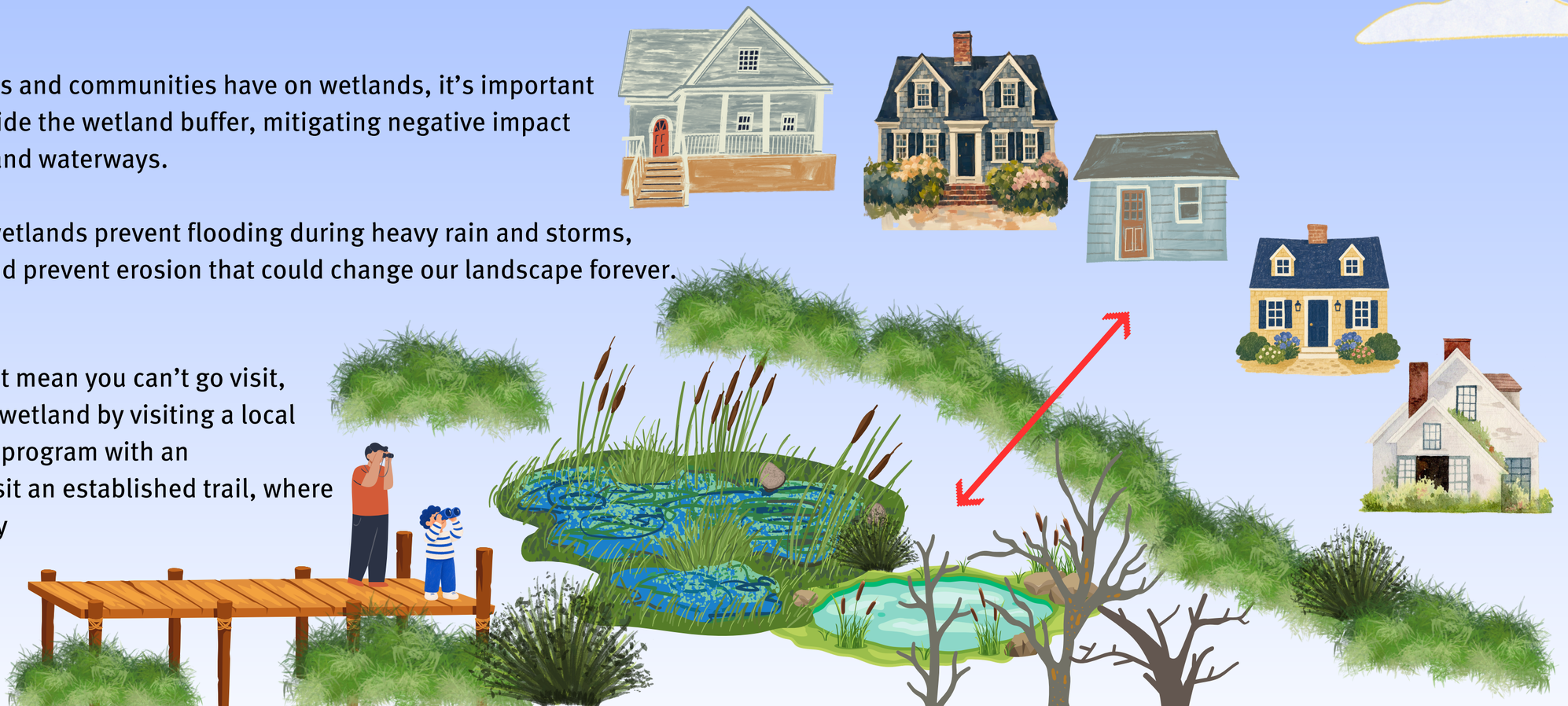


Conservation and Resilience Through Wetland Protection

Because of the effect our roads and communities have on wetlands, it's important for us to ensure we build outside the wetland buffer, mitigating negative impact on our local plants, animals, and waterways.

In return, diverse, protected wetlands prevent flooding during heavy rain and storms, keep pest populations low, and prevent erosion that could change our landscape forever.

Protecting the wetland doesn't mean you can't go visit, though! Get to know yor local wetland by visiting a local education center, attending a program with an environmental educator, or visit an established trail, where you can observe wildlife safely for you and them!



Protecting our Wetlands

Protecting the wetland buffer zone not only prevents flooding in our communities, but prevents damage to the wetland. A massive variety of species live in the water, air, grasses, and brush. Many also don't live their entire lives in the wetland, but reproduce there. It's absolutely critical habitat,and we're happy to protect it!

Our roads, homes, and businesses prevent water from reaching the ground when it rains, causing more and more to run towards the wetlands!



This excess water runoff can quickly be much more than the wetlands can handle, and they often carry pollutants that can damage the fragile and complex ecosystem.

The wetland buffer zone, filled with tall grasses, woody plants, and small trees, slows and absorbs the excess water runoff.

COLBY T. GAMESTER

Attorney At Law

154 Maplewood Avenue
Portsmouth, New Hampshire 03801

(603)-427-0000
colby@gamesterlaw.com

July 29, 2026

HAND DELIVERED & VIA EMAIL
Portsmouth City Council
Attn: Deaglan McEachern, Mayor
c/o Portsmouth City Clerk
1 Junkins Avenue
Portsmouth, NH 03801
cityclerk@portsmouthnh.gov

Re: 0 Elm Street (Tax Map 210, Lot 15)
Request pursuant to RSA 674:41, I(d)
Access via private drive

Dear Mayor McEachern and Members of the City Council:

I represent Stephanie Crepeau ("Client") who is currently under contract to purchase real property located at 0 Elm Street, also known as Lot 15 on City of Portsmouth Tax Map 210 (the "Property"). Enclosed herewith is a Landowner Letter of Authorization executed by the current owner of the Property, Andrew Wolcott.

Please accept this letter to the City Council requesting that it authorize the issuance of a building permit for the construction of a single-family home at and on the Property pursuant to RSA 674:41, I(d). We respectfully request that this letter and matter be placed on the City Council's agenda for its regularly scheduled meeting on August 3, 2026.

The Property is located at the corner of two (2) paper streets: Elm Street and Forrest Street. Elm Street has never been constructed. A portion of Forrest Street has been improved (initially as a gravel driveway and now paved), but upon information and reasonable belief this improvement was not performed by the City; rather, it was constructed, and has been maintained, by the owner(s) and predecessors-in-interest of the improved lot situated at 1 Forrest Street, the corner of Forrest Street and Cutts Avenue. Enclosed herewith as Exhibit A is an aerial tax map image showing where the Property is located, as well as depicting the existing private drive within the right-of-way of Forrest Street.

This neighborhood and subdivision of land was first created in 1902 with the recording of the Buckminster Plan at the Rockingham County Registry of Deeds as Plan 270. In 1919, the Buckminster Plan was revised and recorded at the Registry as Plan 245. In both plans, the Property is identified as the "subject lot." See Exhibits B and C enclosed herewith.

It is clear that the paper streets shown on those plans were dedicated to the City and the public at large as rights-of-way; however, only a portion of this subdivision was built out prior to the construction of the interstate highway system that severed the neighborhood.

For further reference regarding Forrest Street, also enclosed is a 1988 subdivision plan prepared for David Hodgdon (Plan D-18913) which depicts the extent of the then-existing gravel driveway within the Forrest Street right-of-way; as noted above that driveway is now paved. Enclosed herewith as Exhibit D is the Hodgdon Plan.

The Property is a preexisting nonconforming lot of record. Other surrounding property owners of single-family homes on Cutts Avenue own the majority land abutting the Property on the paper streets. The City itself owns two nearby lots, as well. The City Legal Department and this office have been investigating the current legal status of Elm Street and Forrest Street, which is often not straightforward in light of the various events over the years, as well as the applicable case law and the statutory framework that vary at times since 1902 which govern paper streets, their dedication, and any express or implied acceptance by the City thereof.

My Client desires to construct a single-family home on the Property. In order to do so, she will require variance relief from the Zoning Board of Adjustment, as well as conditional use permits from the Planning Board for development within the Highway Noise Overlay District and for potential wetland buffer impacts.

My Client has not yet authorized her surveyor and engineer to proceed with extensive field work and research because the associated cost is not insignificant, and the status of the paper streets has been our primary focus to date. Rather than pursuing a final determination of whether the City retains, or has released, rights in these paper streets, we believe the most efficient path forward (so that this proposal may proceed to the City's land use boards) is through the process set forth in RSA 674:41, I(d), which is enclosed herewith in its entirety as Exhibit E.

RSA 674:41, I(d) provides that a building permit may be issued for a lot accessed by a private road where:

> (1) the local governing body, after review and comment by the planning board, or after establishing that the private road identifies and complies with policy adopted by the governing body of the municipality, has voted to authorize the issuance of building permits for the erection of buildings on said private road or portion thereof;
> (2) the municipality neither assumes responsibility for maintenance of said private roads nor liability for any damages resulting from the use thereof; and
> (3) prior to the issuance of a building permit, the applicant produces evidence that notice of the limits of municipal responsibility and liability has been recorded in the county registry of deeds for the lot.

Preliminary discussions with the Department of Public Works indicate that the DPW is amenable to treating access as a shared private driveway (rather than a full City street) until such time as future surrounding development *may* warrant formalization of a public way. The City would not maintain or plow the driveway, and trash collection would occur on Cutts Avenue. Municipal sewer service would be available via a private sewer line pump discharging to the existing sewer main on Cutts Avenue. The Fire Department's requirements for emergency vehicle access can be met through standard asphalt driveway construction and while also ensuring appropriate ingress and egress.[1]

Pursuant to RSA 674:41, I(d), the City Council must first refer this request to the Planning Board for review and comment before it may authorize the issuance of a building permit. We respectfully request that the City Council refer this matter to the Planning Board to be addressed at its next regularly scheduled meeting on August 20, 2026.

Should the City Council ultimately authorize the issuance of a building permit under RSA 674:41, I(d), such authorization would of course be conditioned upon the Property obtaining any and all necessary land-use approvals from the Zoning Board of Adjustment and the Planning Board.

I am available to discuss this matter with the Council, the Planning Board, or City staff at any time. If my presence is requested or needed at the Council's August 3rd meeting, then I will have to appear via zoom as I will be out of town the week of August 3rd.

Thank you for your time and consideration of this request.

Kindest Regards,

Colby T. Gamester, Esq.

Enclosures

Cc: file
Karen Conard, City Manager
Trevor McCourt, Esq., Legal Department
Peter Rice, Department of Public Works
Chief McQuillen, Fire Department
Peter Britz, Planning Department
Stephanie Crepeau
(all via email)

[1] My Client and I have done a fair amount of research and consultation with various City Departments regarding the Property and surrounding area. We understand that with more formal plans and proposals, these Departments would, if necessary, have the opportunity to provide further comment, conditions, and limitations, if necessary and applicable.

LANDOWNER LETTER OF AUTHORIZATION

I, the Undersigned, Andrew Wolcott, the record owner of real property located at off Elm Street, Portsmouth, New Hampshire 03801, identified on Portsmouth Tax Map 210 as Lot 15 (the "Property"), hereby authorize Gamester Law Office, and its attorneys and representatives, to file any document with the City of Portsmouth (the "City"), communicate and correspond with City staff and officials, and submit applications with and appear before the City Council and the City's land use boards all regarding the Property. This Letter of Authorization shall be valid until expressly revoked in writing.

Andrew Wolcott

7/28/26

Andrew Wolcott

Date

EXHIBIT A

City of Portsmouth, NH

June 25, 2026



Property Information

Property ID	0210-0015-0000
Location	ELM ST
Owner	WOLCOTT ANDREW

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/06/2026

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

EXHIBIT B


d of a
00270
00270
PLAN OF
BUCKMINSTER.
PORTSMOUTH, N.H.
1902
BOSTON AND MAINE RAIL ROAD
PISCATAQUA PAPER CO.
BIRCH STREET
MAGNOLIA STREET
CENTRAL STREET
ELM STREET
CENTRAL AVENUE
MANGROVE STREET
ORANGE STREET
WALNUT STREET
SPRUCE STREET
17
16
15
14
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12
11
10
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8
7
6
5
4
3
2
SUBJECT LOT
LOT 1

EXHIBIT C

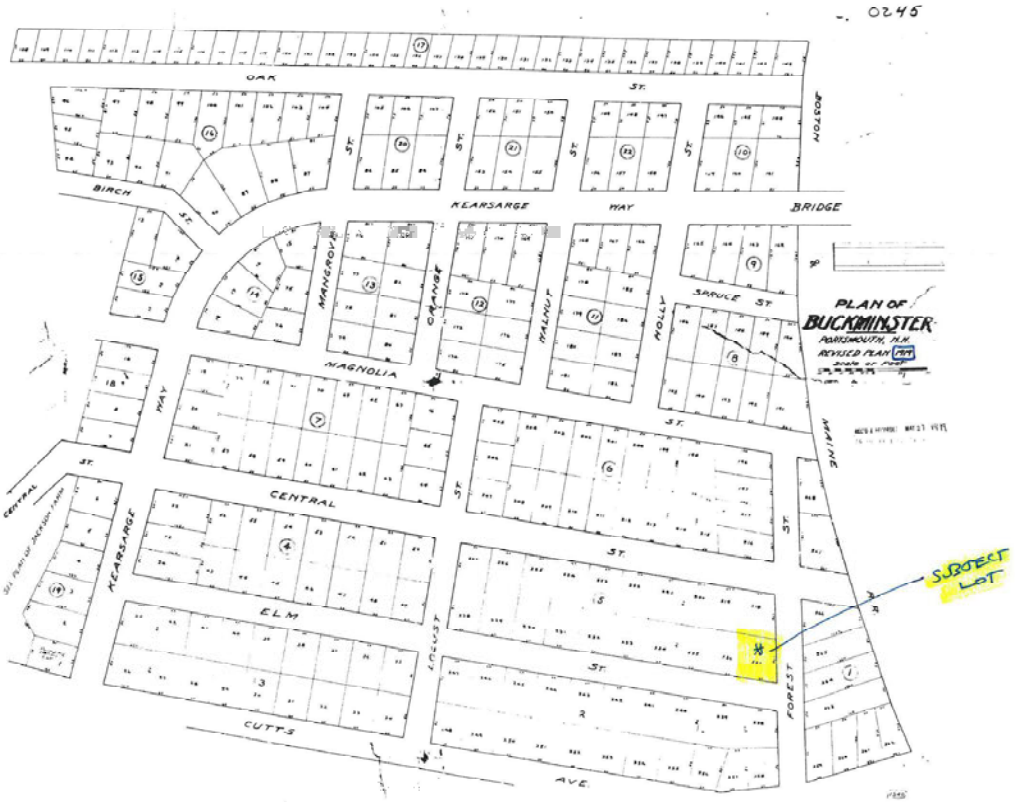
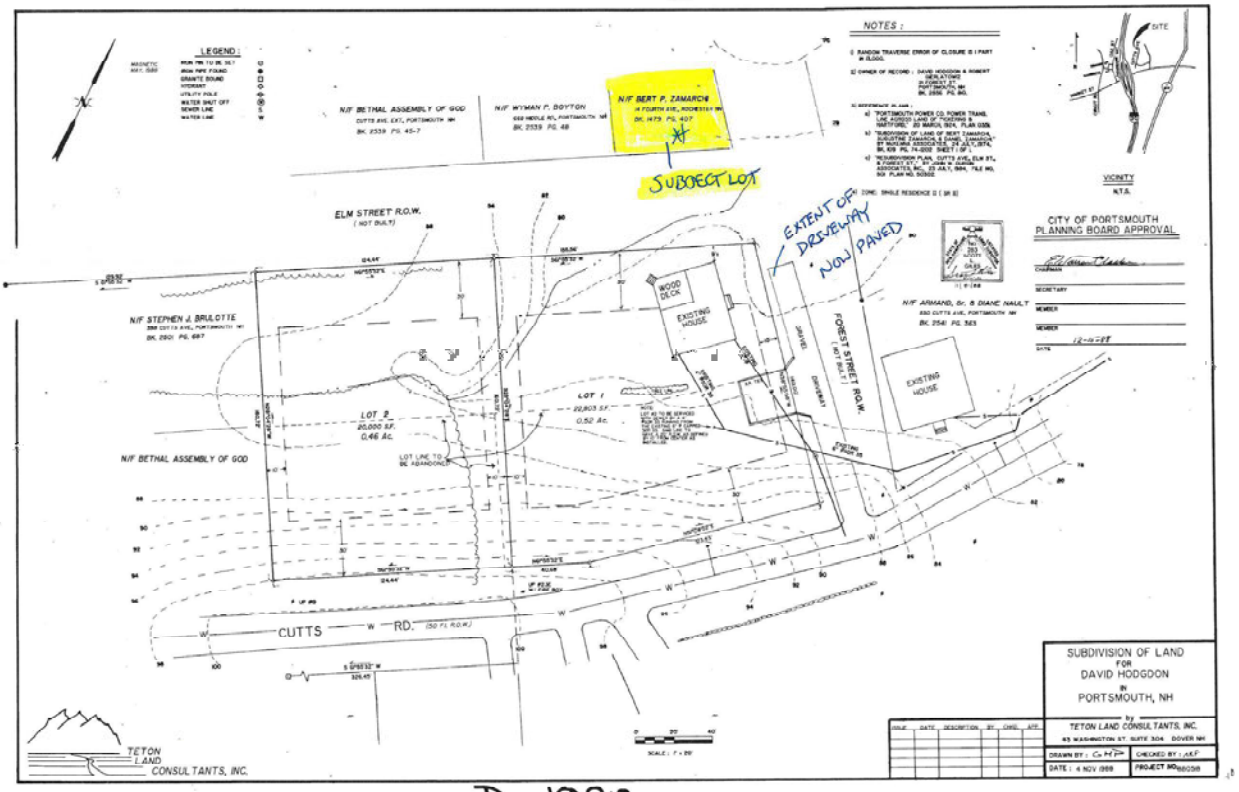

0245
OAK
ST.
BOSTON
BIRCH
ST.
KEARSARGE
WAY
BRIDGE
MANGROVE
CANAL
WALNUT
MOLLY
SPRUCE ST.
PLAN OF
BUCKMINSTER
PORTSMOUTH, N.H.
REVISED PLAN 1955
MAGNOLIA
MAY
ST.
CENTRAL
KEARSARGE
ELM
LOCUST
FOREST
MAINE
CUTTS
AVE.
SUBJECT LOT

EXHIBIT D

Dec 27 10:57 AM '88



D-18913

 EXHIBIT E

TITLE LXIV
PLANNING AND ZONING

CHAPTER 674
LOCAL LAND USE PLANNING AND REGULATORY POWERS

Regulation of Subdivision of Land

Section 674:41

674:41 Erection of Buildings on Streets; Appeals. –

I. From and after the time when a planning board shall expressly have been granted the authority to approve or disapprove plats by a municipality, as described in RSA 674:35, no building shall be erected on any lot within any part of the municipality nor shall a building permit be issued for the erection of a building unless the street giving access to the lot upon which such building is proposed to be placed:

(a) Shall have been accepted or opened as, or shall otherwise have received the legal status of, a class V or better highway prior to that time; or

(b) Corresponds in its location and lines with:

(1) A street shown on the official map; or

(2) A street on a subdivision plat approved by the planning board; or

(3) A street on a street plat made by and adopted by the planning board; or

(4) A street located and accepted by the local legislative body of the municipality, after submission to the planning board, and, in case of the planning board's disapproval, by the favorable vote required in RSA 674:40; or

[Paragraph I(c) effective until July 1, 2026; see also paragraph I(c) set out below.]

(c) Is a class VI highway, provided that:

(1) The local governing body after review and comment by the planning board has voted to authorize the issuance of building permits for the erection of buildings on said class VI highway or a portion thereof; and

(2) The municipality neither assumes responsibility for maintenance of said class VI highway nor liability for any damages resulting from the use thereof; and

(3) Prior to the issuance of a building permit, the applicant shall produce evidence that notice of the limits of municipal responsibility and liability has been recorded in the county registry of deeds; or

[Paragraph I(c) effective July 1, 2026; see also paragraph I(c) set out above.]

(c) Is a class VI highway, provided that the applicant:

(1) Signs a liability waiver acknowledging that the:

(A) Municipality shall not maintain the highway nor provide any services to any lot accessible by the highway;

(B) Municipality shall not accept any responsibility for losses or damages caused by a lack of services; and

(C) Responsibility for such services falls solely on the applicant; and

(2) Prior to the issuance of a building permit, produces evidence that this waiver has been recorded in the county register of deeds; and

(3) Prior to the issuance of a building permit, proves the lot and any buildings thereon are insurable; or

(d) Is a private road, provided that:

(1) The local governing body, after review and comment by the planning board, or after establishing that the private road identifies and complies with policy adopted by the governing body of the municipality, has voted to authorize the issuance of building permits for the erection of buildings on said private road or portion thereof; and

(2) The municipality neither assumes responsibility for maintenance of said private roads nor liability for any damages resulting from the use thereof; and

(3) Prior to the issuance of a building permit, the applicant shall produce evidence that notice of the limits of municipal responsibility and liability has been recorded in the county registry of deeds for the lot for which the building permit is sought; or

(e) Is an existing street constructed prior to the effective date of this subparagraph and is shown on a subdivision plat that was approved by the local governing body or zoning board of adjustment before the municipality authorized the planning board to approve or disapprove subdivision plats in accordance with RSA 674:35, if one or more buildings have been erected on other lots on the same street.

II. Whenever the enforcement of the provisions of this section would entail practical difficulty or unnecessary hardship, and when the circumstances of the case do not require the building, structure or part thereof to be related to existing or proposed streets, the applicant for such permit may appeal from the decision of the administrative officer having charge of the issuance of permits to the zoning board of adjustment in any municipality which has adopted zoning regulations in accordance with RSA 674, or, in municipalities in which no board of adjustment exists, to the local legislative body, or to a board of appeals, whichever is appropriate, in accordance with RSA 674:14 and 674:15, including the requirement for a public hearing. In a municipality which does not require building permits, direct application may be made to the zoning board of adjustment, or the local legislative body, or the board of appeals for permission to erect the building. In passing on such appeal or application, the board of adjustment, local legislative body, or board of appeals may make any reasonable exception and

shall have the power to authorize or issue a permit, subject to such conditions as it may impose, if the issuance of the permit or erection of the building would not tend to distort the official map or increase the difficulty of carrying out the master plan upon which it is based, and if erection of the building or issuance of the permit will not cause hardship to future purchasers or undue financial impact on the municipality. Any such decision made in this connection by a board of adjustment, local legislative body, or by a board of appeals pursuant to this section and RSA 674:14 and 674:15 shall be in writing, together with the reasons for the decision, and shall be subject to review in the manner described in RSA 677.

II-a. Municipalities may except any lot, including island lots for islands served exclusively by boats, from the requirements of paragraphs I and II by an affirmative vote of the local legislative body pursuant to RSA 675, first submitted to the planning board for its approval and:

(a) If approved by the board, approved by a majority of those present and voting at a regular or special meeting of the local legislative body; or

(b) If disapproved by the planning board, approved by not less than 2/3 of those present and voting at a regular or special meeting of the local legislative body.

III. This section shall supersede any less stringent local ordinance, code or regulation, and no existing lot or tract of land shall be exempted from the provisions of this section except in accordance with the procedures expressly set forth in this section. For purposes of paragraph I, "the street giving access to the lot" means a street or way abutting the lot and upon which the lot has frontage. It does not include a street from which the sole access to the lot is via a private easement or right-of-way, unless such easement or right-of-way also meets the criteria set forth in subparagraphs I(a), (b), (c), (d), or (e).

IV. In addition to the requirements for the erection of buildings in paragraph I and notwithstanding the exceptions provided in paragraph II, the planning board for a county in which there are located unincorporated towns or unorganized places shall require every building which is erected on leased land located within an unincorporated town or unorganized place to have a building permit. A building permit shall be required under this paragraph regardless of the proximity of the building to any street or highway. The county shall, by resolution, authorize the planning board to issue building permits under this paragraph.

Source. 1983, 447:1. 1988, 131:2, 3. 1989, 266:20. 1995, 291:10. 1998, 344:6. 2002, 270:1, 5. 2004, 154:1, 2. 2005, 226:1, 2, eff. Sept. 3, 2005. 2025, 175:1, eff. Sept. 13, 2025; 256:1, eff. July 1, 2026.

CITY OF PORTSMOUTH

Legal Department
Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
tmccourt@portsmouthnh.gov
(603) 610-7234

Trevor P. McCourt
Deputy City Attorney

Date: September 11, 2026

To: Peter Stith, Planning Manager

From: Trevor P. McCourt, Deputy City Attorney

Re: RSA 674:41, I(d) review and comment – 0 Elm Street (Tax Map 210, Lot 15); Crepeau/Wolcott Request (Attorney Gamester letter dated July 29, 2026)

I. Introduction.

Attorney Colby Gamester, on behalf of Stephanie Crepeau (who is under contract to purchase the property) and its record owner, Andrew Wolcott, has asked the City Council to authorize the issuance of a building permit for a single-family home on Lot 15 (0 Elm Street, Tax Map 210) under RSA 674:41, I(d), on the theory that the lot is or would be served by a private road over the Forrest Street paper right-of-way. Because RSA 674:41, I(d)(1) requires the Council to obtain the Planning Board's review and comment before it may authorize building permits on a private road, the Council has referred the request to the Board. This memorandum is provided to assist the Board in that review: it explains what RSA 674:41 requires, applies it to the facts now before the City, identifies the limits of the Council's authority under the statute, and sets out the options I would recommend the Board transmit to the Council.

II. Statutory Framework

RSA 674:41, I bars issuance of a building permit on any parcel unless the parcel is on a street. This statute provides for issuance of building permits on streets that are not maintained by the municipality, such as Class VI roads and private roads. The basic purpose of this statute is "to ensure that a dwelling can be reached by the fire department, police department, and other agencies charged with the responsibilities of protecting the public peace, safety, and welfare. That purpose is defeated if the purported access route is not suitable for travel." Loughlin, P., New Hampshire Practice, Land Use Planning and Zoning, Ch. 29.19, see Sanderson v. Town of Candia, 146 N.N. 598 (2001).

III. Factual Background

0 Elm Street is at the corner of two purported paper streets, Elm Street and Forrest Street. Forrest Street and Elm Street are paper streets shown on 1902 and 1919 subdivision plans entitled the Buckminster plans. The City's records confirm that Forrest Street was never accepted or used as a public way, and therefore the underlying fee likely resides with the abutters. No road has been constructed to connect 0 Elm Street to a public right of way. The improved (now paved) portion of Forrest Street serves as a driveway for 1 Forrest Street and does not reach the subject lot; what the applicant proposes is to build a new driveway. There is thus no constructed access to 0 Elm Street today. DPW reports a steep grade at the proposed access location, which may or may not be appropriate for a public road. The Fire Department advises that a drive exceeding 200 feet requires a 12-foot minimum width (16 feet recommended). Neither Department has issued a final recommendation without a plan depicting the proposed driveway. 0 Elm Street is also undersized and may require at least one variance and a conditional use permit due to its location within the Highway Noise Overlay District. Approximately nine other parcels in the Buckminster subdivision are similarly situated, without constructed access, and the City owns two nearby lots.

IV. Options for the Planning Board

There are two basic options for the Planning Board at this stage. The first would be to recommend denial, and the second would be to recommend approval with an exception from the statutory rule. The first could lead to an appeal to the Zoning Board of Adjustment, which can approve applications with conditions, and the second would require a public hearing at the City Council.

A. Paragraph II — ZBA exception (applicant-initiated; conditions allowed).

If the building inspector — the "administrative officer having charge of the issuance of permits," not the Council — denies a permit for lack of qualifying access, the applicant may appeal to the Zoning Board of Adjustment. The ZBA may grant a "reasonable exception" for "practical difficulty or unnecessary hardship" and may issue the permit subject to such conditions as it imposes, if doing so would not distort the official map, increase the difficulty of the master plan, cause hardship to future purchasers, or impose undue financial impact on the City.

B. Paragraph II-a — legislative exception (Council vote; Board gatekeeps; no conditions).

The Council may except the lot from the requirements of paragraphs I and II by an affirmative vote, first submitted to the Planning Board for its approval: if the Board approves, a majority of the Council suffices; if the Board disapproves, a two-thirds vote is required. The vote is taken with a noticed public hearing so it is handled with the formality of a legislative enactment, not an ordinary permit vote.

V. Recommended Options.

Because there is no existing road servicing 0 Elm Street the Board's review and comment realistically takes one of two forms:

A. Recommend denial under paragraph I.

B. Recommend the City Council approve with an exception under paragraph II-a.

DTC Lawyers
Dedicated to Clients

CELEBRATING 40 YEARS OF SERVICE TO OUR CLIENTS

PLEASE REPLY TO
111 MAPLEWOOD AVE, STE. D
PORTSMOUTH NH 03801

LIZABETH M. MACDONALD
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
ERIC A. MAHER
CHRISTOPHER D. HAWKINS
JOHN K. BOSEN
ELAINA H. SMITH
WILLIAM K. WARREN
COURTNEY P. VAUGHAN
KATIE A. MOSHER

OF COUNSEL
MOLLY C. FERRARA
SCOTT S. ANDERS

RETIRED
MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
JOHN J. RATIGAN
DENISE A. POULOS
SHARON CUDDY SOMERS
NICHOLAS R. AESCHLIMAN

June 1, 2026

The Honorable Deaglan McEachern
Mayor of Portsmouth
City Hall
1 Junkins Avenue
Portsmouth, NH 03801

RE: 361 Hanover Street

Dear Mayor McEachern,

This office represents 361 Hanover Street Steam Factory, LLC ("Applicant") that has received Planning Board approval for a residential development at 361 Hanover Street.

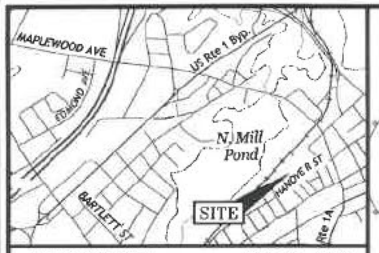
As you may know, the site is bordered on two (2) sides by a strip of City owned land shown on the attached Proposed License Area Plan in "Blue". The Applicant is requesting permission from the City of Portsmouth to maintain the area marked in "Blue" in order to provide esthetic beauty to the site. The area will have a site drainage connection and communications utilities across a portion of the license area which may be outside what would be considered the Rock Street Right-of Way. Also, the Applicant is working with Eversource (Energy) to provide some updated primary electrical service loops in the Rock Street vicinity on a portion of the license area. We understand that licenses for those improvements would be requested by Eversource and provide herein our intention to support those improvements in the license area. We propose a Landscape and Pole License Agreement to document this request. Should the City Council approve the request, I will work with the Deputy City Attorney to draft the appropriate documentation.

I would like to ask to be placed on the June 8th City Council Meeting to discuss this matter with you and the Portsmouth City Council.

Thank you for your courtesy and cooperation.

Very truly yours,

John K. Bosen, Esquire



LOCATION MAP SCALE: 1" = 1000'

PLAN REFERENCES:

1) "PLAN OF LAND IN PORTSMOUTH, N.H. PORTSMOUTH MFG & POWER CO. TO FRANKE BROOKS" BY JOHN W. DURGIN, DATED FEBRUARY 1910. RCRD PLAN 578.

2) "SUBDIVISION OF LAND OF PORTSMOUTH MFG. & POWER CO. PORTSMOUTH, N.H." BY JOHN W. DURGIN. DATED NOVEMBER 1925. RCRD PLAN #358.

3) "LAND IN PORTSMOUTH, N.H. PORTS. MFG. & POWER CO. TO HAROLD S. WOODS" BY JOHN W. DURGIN. DATED NOVEMBER 1925. RCRD PLAN #388.

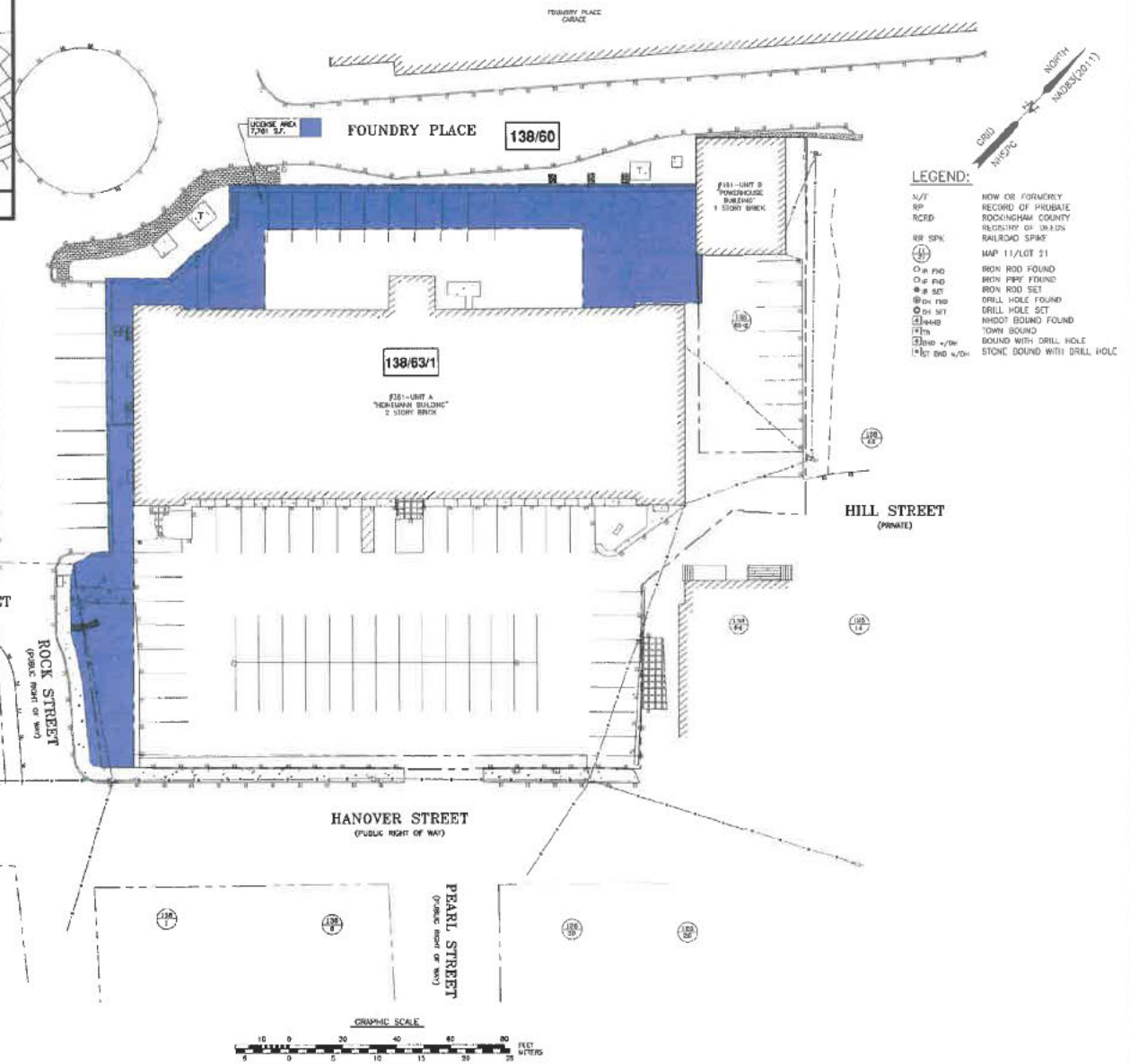
4) "CONDOMINIUM SITE PLAN FOR HANOVER PLACE CONDOMINIUM 349 HANOVER STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH" BY MILLETTE, SPRAGUE & COLWELL, INC. DATED SEPTEMBER 28, 2004 LAST REVISED DECEMBER 29, 2005 RCRD PLAN D-33509

5) "CONSOLIDATION & SUBDIVISION PLAN TAX MAP 17% LOT 17 & TAX MAP 138, LOT 62 DEER STREET ASSOCIATES BRIDGE, DEER & HILL STREETS CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE" BY AMBIT ENGINEERING, INC. DATED JULY 2013. RCRD PLAN D-39995.

6) "HEARSAGE MILLS CONDOMINIUM PLANS" BY KIMBALL CHASE COMPANY, INC DATED APRIL 13, 1988. RCRD PLAN D-14620.

7) "BOUNDARY LINE AGREEMENT PLAN HEARSAGE MILL CONDOMINIUMS PORTSMOUTH, N.H." BY JONES & BEACH ENGINEERS, INC. DATED APRIL 10, 1997 LAST REVISED APRIL 21, 1997. RCRD PLAN D-23467.

8) "AMENDED SITE PLAN, HEARSAGE MILL CONDOMINIUMS, 1 HANOVER STREET PORTSMOUTH, NH" BY KIMBALL CHASE CONSULTING ENGINEERS DATED 04-14-66 AND LAST REVISED 02-16-07. RCRD PLAN D-34716



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS — DATE 4.6.26

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.436.3557

NOTES:
1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 138 AS LOT 60.

2) OWNERS OF RECORD:
LOT 60
CITY OF PORTSMOUTH
JUNKINS AVENUE
PORTSMOUTH, NH 03801

LOT 63/1
361 HANOVER STEAM FACTORY, LLC
41 INDUSTRIAL DRIVE UNIT 20
EXETER, N.H. 03833
6159/7959

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021

4) LOT AREA: 38,528 S.F.

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5) AND DOWNTOWN OVERLAY DISTRICT.

6) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LICENSE AREA ON TAX MAP 138, LOT 60 TO BENEFIT TAX MAP 138, LOT 63-1 IN PORTSMOUTH, NH.

NO.	DESCRIPTION	DATE
	REVISIONS	
1	LICENSE AREA	4/9/26
0	ISSUED FOR COMMENT	3/21/24

PROPOSED LICENSE AREA PLAN
TAX MAP 138 – LOT 63
CITY OF PORTSMOUTH
TO
361 HANOVER STEAM FACTORY, LLC
FOUNDRY PLACE & ROCK STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=20' DECEMBER 2022
FB 444 PG 1 50101.35.2977.01

UTILITY NOTES:

1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.

2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.

3) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.

4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.

5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.

6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.

7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH

8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.

9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.

10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.

11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.

12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.

13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.

15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.

16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.

17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.

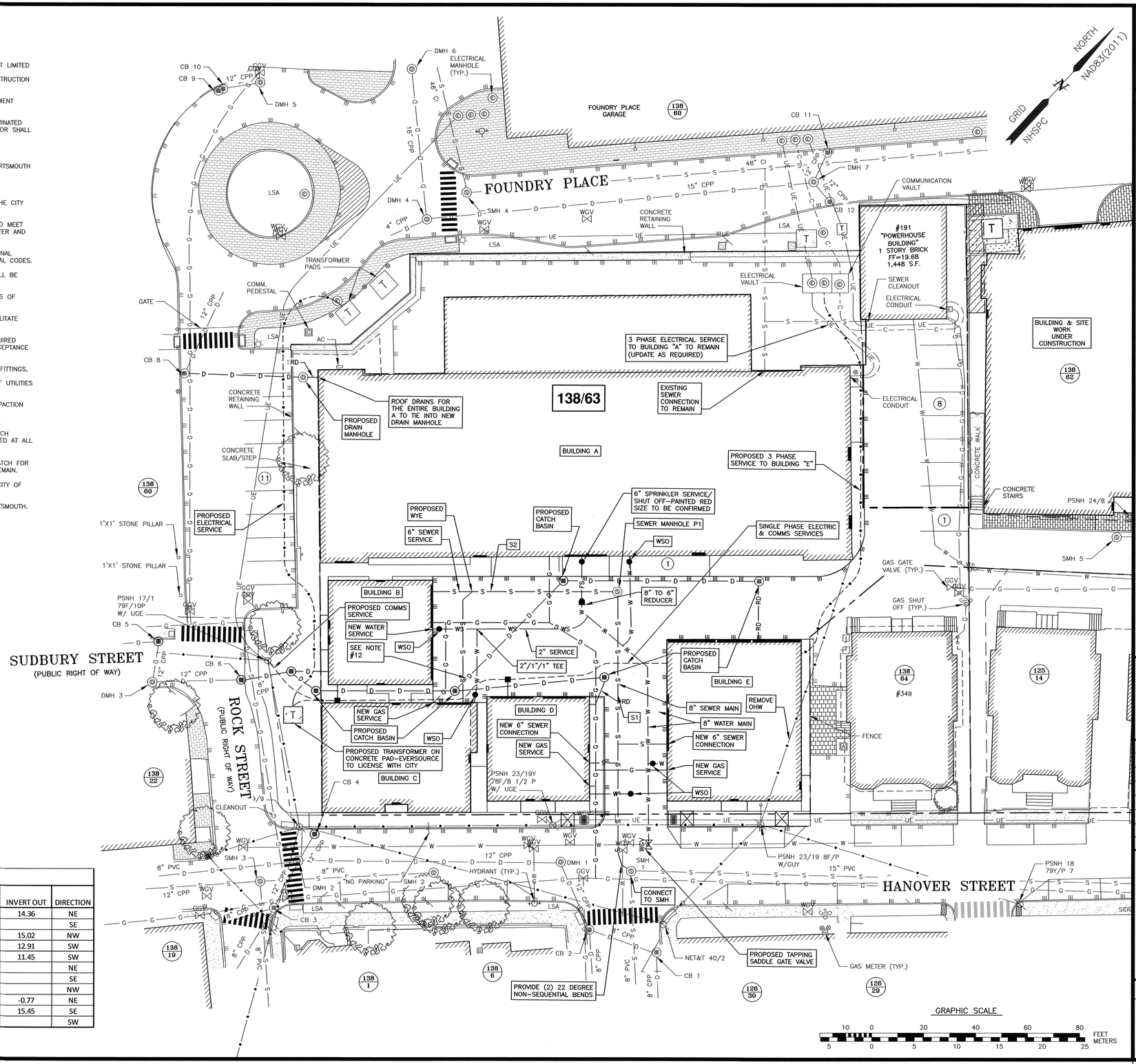
18) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.

19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.

21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.

22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.



SEWER PIPE SCHEDULE

PIPE	PROP/EX	PIPE SIZE/LENGTH	SLOPE
S1	PROP	8" X 108'	0.004
S2	PROP	6" X 69'	0.01

SEWER STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH 1	EX	20.06	15" PVC		14.36	NE
			8" PVC	14.41		SE
SMH 1	PROP	20.06	8" PVC		15.02	NW
SMH 2	EX	19.31	8" PVC		12.91	SW
SMH 3	EX	19.15	8" PVC		11.45	SW
			8" PVC	11.60		NE
			8" PVC	13.90		SE
SMH 4	EX	12.23	48" CI	-0.77		NW
			48" CI		-0.77	NE
SMH P1	PROP		8" PVC		15.45	SE
SMH P1	PROP		6" PVC	15.62		SW

HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS (IN THE PROJECT VICINITY) UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.

5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.

6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.

7) EVERSOURCE WORK ORDER #21498685.

8) PROPOSED SEWER FLOW:
40 UNITS X 170 GPD/UNITS = 6,800 GPD
TOTAL FLOW: 6,800 GPD

9) THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE PORTSMOUTH'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR PORTSMOUTH. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

10) FINAL CONDUIT LOCATION SUBJECT TO CONFIRMATION FROM UTILITY PROVIDERS.

11) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.

12) ROOF DRAINS FOR BUILDING C & E WILL CONNECT TO THE DRAIN LINE. SEE SHEET C6 FOR GUTTER (SLOPE ROOF) CONNECTIONS.

13) SEWER SERVICES SHALL BE 6", WATER SERVICES SHALL BE 1", EXCEPT BUILDING A SHALL BE 2". SUBJECT TO FINAL DESIGN VERIFICATION.

SITE REDEVELOPMENT
361 HANOVER STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	ELECTRIC UTILITY RUNS	03/12/26
2	BUILDING DIMENSIONS	07/30/25
1	WATER, FIRE, & SEWER SERVICES	06/30/25
0	ISSUED FOR COMMENT	06/13/25

REVISIONS

STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON
No. 9651
LICENSED
PROFESSIONAL ENGINEER

SCALE: 1"=20' JANUARY 2024

UTILITY PLAN

C4

FB 444 & PG 1

5010135.2977.01

CITY OF PORTSMOUTH

Legal Department
Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
tmccourt@portsmouthnh.gov
(603) 610-7234

Trevor P. McCourt
Deputy City Attorney

May 19, 2026

Rick Chellman, Chair
Portsmouth Planning Board

VIA EMAIL ONLY

Re: 94 Langdon Street (LU-25-175)
Cornwall Street Right of Way

Dear Chair Chellman:

Introduction

Planning Staff have asked me to review the history of the Cornwall Street right of way extending to the north of McDonough Street. The applicant for the above-cited land use application represents that the City may not have any rights to Cornwall Street north of McDonough Street, and does not have rights to McDonough Street crossing 94 Langdon Street (the "Property") to the railroad. Based on my research, which is described below, I believe that (1) Cornwall Street is a public right of way extending from Islington Street through to the railroad and (2) therefore, in order for the present application to proceed, a formal discontinuance of a portion of Cornwall Street by the City Council is necessary.

The central issue is whether Cornwall Street, as it was created, crosses the Property, and if so, whether it was ever discontinued by the City Council. If not, the right of way bifurcates the parcel as presented, and the current proposal cannot proceed in its present form.

This review was prompted by a review of Note 11 on the Existing Conditions Plan prepared by Haley Ward, which suggests that City action in 1965 may have released rights in the portion of Cornwall Street that previously crossed the property, together with an offer to convey an easement for existing sewer infrastructure in exchange for release of any remaining City rights in that area.

Factual Background

In response to the request of Planning staff, I conducted preliminary research into the history of Cornwall Street. The materials reviewed to date appear to provide substantial evidence that Cornwall Street was dedicated to public use, constructed and therefore accepted by the City, and that no formal discontinuance has been identified for the portion extending north of McDonough Street to the railroad property.

Attached are two plans depicting historical conditions on Cornwall Street. The first is a portion of the subdivision map by which Cornwall Street was dedicated and put to public use. The map is dated 1815 and was recorded at the Rockingham County Registry of Deeds in Book 321, Page 1, on November 10, 1845 (the "1815 Plan"). In relevant part, the plan depicts Cornwall Street extending from the northerly sideline of Islington Street through to the North Mill Pond.

The second attached plan is a right-of-way drawing prepared by the Boston and Maine Railroad Company, dated June 30, 1914 (the "1914 Plan"). Upon information and belief, between the time of the recordation of the 1815 Plan and the 1914 Plan, the railroad took by eminent domain property along the North Mill Pond. The 1914 Plan shows the location of the railroad relative to the North Mill Pond and to Cornwall Street. It indicates that, as of 1914, Cornwall Street extended from the northerly edge of McDonough Street to the edge of what remains railroad property today. The plan also depicts buildings constructed on parcels fronting Cornwall Street north of McDonough Street.

Taken together, these plans appear to show that Cornwall Street was dedicated and laid out from Islington Street to the railroad parcel. I also located materials in the Planning Department's files indicating that, as of July 1965, the Planning and Assessing Departments were unable to identify any City action discontinuing the portion of Cornwall Street north of McDonough Street. Consistent with that information, I reviewed City Council meeting minutes from 1965 and 1966 and did not locate any reference to a discontinuance of Cornwall Street.

Applicable Law

A street may be created either by express act or by implication. Hersh v. Plonski, 156 N.H. 511 (2007). Once public rights of way are established, those rights continue indefinitely unless they are formally discontinued by public action. Blagbrough Family Realty Trust v. A & T Forest Products, Inc., 155 N.H. 29 (2007). Highways cannot be extinguished by adverse possession. Williams v. Babcock, 116 N.H. 819 (1976). Moreover, there is a strong presumption against discontinuance. Davenhall v. Cameron, 116 N.H. 695 (1976). As the Court explained in Davenhall, "highway discontinuance is not favored in the law . . . and the burden is upon the party who asserts discontinuance to prove it by clear and satisfactory evidence." Id. at 697.

Analysis

Applied here, there is evidence that Cornwall Street was dedicated to public use through recordation of the subdivision plan in 1815. There is also evidence of acceptance of the full extent of Cornwall Street, including the portion north of McDonough Street extending at least to the railroad property. Additional support is provided by the public sewer line running beneath Cornwall Street from McDonough Street to the railroad property. The Haley Ward survey notes that this sewer line may be quite old, as it is constructed of brick.

By contrast, no evidence has been identified showing the discontinuance of any portion of Cornwall Street. As noted above, the City records I have reviewed to date would indicate that no discontinuance occurred at least as recently as 1966.

Taken together, this information and legal presumptions described above lead to a presumption that the City still holds a right of way interest in Cornwall Street from Islington Street through to the railroad property. Additional evidence may yet exist, and a discontinuance could still be pursued prospectively if appropriate. At present, however, the applicant bears the burden of proving discontinuance. Accordingly, unless and until competent evidence of discontinuance is presented, the Board should proceed on the basis that public rights in this portion of Cornwall Street may still exist.

If so, the parcel is bifurcated, and the proposal, as currently presented, cannot go forward. Should the applicant wish to pursue the project in that circumstance, the proper course is to seek discontinuance through the required public process, including notice to abutters, a public hearing, Planning Board recommendation, and City Council action.

Sincerely,

Trevor P. McCourt
Deputy City Attorney

cc: Peter Pritz, Director of Planning and Sustainability
Peter Stith, Planning Manager

Deputy McKeeman
1815.

C R E E K

Rock

Macdonough Street — 50 feet wide

Adelaide Street — 30 Feet wide

Sydenham Street — 30 Feet wide

Sudbury Street — 30 Feet wide

Marlborough Street — 30 Feet wide

Peace Street — 30 Feet wide

Portland Street

No. 31 · No. 44 · No. 21 · No. 30 · No. 43 · No. 59 · No. 20 · No. 29 · No. 42 · No. 57 · No. 15 · No. 28 · No. 41 · No. 51 · No. 18 · No. 27 · No. 40 · No. 50

Wm. Shillaber · No. 64 · No. 63 · No. 62 · Sold to No. 71 Wm. Shillaber · Sold to Mr Attwood Sheldon as per deed dated April 17 — 1834 No. 70

No. 79 Head now Mifflin now Rob. Shillaber · No. 86 Head now Selway now W. Rleck · Sold to Robert Shillaber per deed No. 78 · Sold to Joseph Shillaber

Sold to No. 100 Walker · Sold to No. 99 Walker · Sold to No. 98 Walker · Sold to No. 97 Graves & Sons

No. 16 · No. 25 · No. 15 · No. 24 · No. 14 · No. 23 · No. 13 · No. 22 · No. 10 · No. 11 · No. 12

No. 38 · No. 48 · No. 37 · No. 47 Abraham Malone · No. 36 · No. 46 Joseph Monlton · No. 35 · No. 45 Richard Goodwin · No. 32 · No. 33 · No. 34


Sold to Mrs Ruth Miller as per No. 60 dated Dec. 1. 1834 · Sold to Mr Attorney Sheldon as per deed No. 68 1838 · Sold to Abraham Malone No. 59 now Mrs Miller · Kent now Tucker No. 67 now Mr Attorney Sheldon's · No. 58 Theo. Lot sold to Heaven Lost by 13 and wife in Nov. 24 deed July 6 · No. 66 sold to Mary Valley and Stephen Sutcliffe & Mark H. Peirce Husband · J. Peirce No. 57 · Sold to No. 65 Col. Mc. Woodward · Sold to Thos Morton No. 54 · Sold to No. 56

This Lot sold to Chas Stevenson wife of Samuel P. Jarvis Esqr and deed given No. 76 Date of deed Nov 4th 1834 (Case of acknowledgment) · This Lot sold to Dennis Hazelton & Jonathan Rankin & deed given No. 83 Nov. 29, 1834 · Sold To No. 75 Mrs Miller now Samuel Taylor Esq. Executor Samuel P. Jarvis Esq. · This Lot sold to Dennis Hazelton & Jonathan Rankin & deed given No. 82 Nov. 29th 1834 · This Lot sold to Samuel Peters Esq. May 15th 1829 by Quincy Peters Sheriff & the other Heirs of Robert Baker Heaven & Mark H. Peirce Esqr. & deed given · No. 81 · Sold To No. 73 Brownlee · No. 80 · Vacant Lot now · Sold to Brownlee No. 72

Sold to No. 96 Samuel Hazelton & deed given Nov. 29 1834 No. 95 · Sold to No. 94 Parker · Sold to No. 93 Parker · Sold to No. 92 Parker

No. 87 · Sold to No. 88 Geo Forward · Sold to No. 89 Geo Forward · Sold to No. 90 Jones · Sold to No. 91 Hemmens

County Lot · Burial Lot · Gospel Lot · Parsonage Lot



10-16-57	Yard Trks relocated and retired	#61
5-16-55	A Spider Trks. Eng. Ho.	#60
5-16-55	New Budd Car Trk. 2983+65 #5 Ext. 2980+50	#60
5-12-54	Ret. & Rev. of Tracks in Vic. of Eng. Ho.	#59.
1-11-54	Retire Water Tank and Facilities	AFE 30426
5-8-53	Trk #22 Shortnd. 2999+72	#54
4-13-53	Sec. of Tk #24 transf. to Industry	Con. #49822.
9-12-52	Ret. Coal Bin at Eng. Ho.	Div. Off.
9-12-52	Ret. of Water Tank, Plug & 1" Pipe-Near Station	Div. Off.
9-11-52	Ret. of 1 & ½ Outside Eng. Ho. Tracks.	#53
5-1-52	Shorten "Harvey" Track 3015+48.	Letter D.C.
3-7-52	Rev. Station & Facilities.	D.O.
12-11-50	Shorten #6 Tk. & Elim. X.O. 2980+73.	#50
10-14-49	V3 includes V28 on this map.	H.L.R.
9-26-49	General Revision	D.O.
9-8-49	#1 Tk. Ret. #5 Tk. shortened, #2 Tk. Rev.	#46
6-24-49	Cattle Pen-Retired	A.F.E. 25,954.
5-16-49	Track #1-Shortened 268'	Con. #45840
7-30-48	Rev.	Div. Engr.
3-11-48	AFE 25462	3L #44 & 45
	5 & 7 shortened	43
	chgd. 3001+09	40 41
	removed 150 2996+97	#39
	new scales	#37
	ne Change 3005	WJS
		32
		V23, 48
		R.H.
		BY

REVISED TO	
PHYSICAL FEATURES	LAND LINES
Sept. 1922	Oct. 22, 1923
Sept. 1949.	Feb. 1939
	July 1954
	Jan. 1955
	Nov. 1957
	Mar 1960
	Jan. 1962
	Mar. 1962
	Aug. 1962

1-2-53	New 20,000 Gal. H. Oil Tank-at Eng. Ho. AFE 29515.	Div. Off.
9-29-52	Ext. P.H. Spur - 3012+10	Con. #49297.
DATE	REVISED-ITEMS	AUTH.

RIGHT-OF-WAY AND TRACK MAP
BOSTON AND MAINE R.R.
Operated by the
BOSTON AND MAINE R.R.
STATION 2966+20 TO STATION 3019+0
SCALE: 1 IN.=100 FT. JUNE 30, 1914

Office of Valuation Engineer
Boston, Mass.

V3 N.H.
55

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC
ATTORNEYS AT LAW
127 Parrott Avenue | Portsmouth, NH, 03801
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

August 18, 2026

The Honorable Mayor Deaglan McEachern
Portsmouth City Council
1 Junkins Avenue
Portsmouth, NH 03801

RE: Petition for Discontinuance of Abandoned Portion of Cornwall Street Pursuant to NH RSA 231:43

Dear Mayor McEachern and City Council Members:

This office represents Regan Electric Company, Inc. ("Regan Electric"), owner of real property located at 98 Cornwall Street (Tax Map 139, Lot 1) ("98 Cornwall"). Please accept this submission as Regan Electric's petition pursuant to RSA 231:43 to discontinue the abandoned portion of Cornwall Street, consisting of 2,340 S.F., that crosses 98 Cornwall and ends at land of the Boston and Maine Corporation (the Railroad). In support, Regan Electric states as follows.

Background

Cornwall Street was dedicated in 1845 by the recording of a subdivision plan (dated 1815) and was used as a public street to access residential structures on what is now 98 Cornwall from the late 1800's through the 1930's. As laid out, Cornwall Street ends at the northern property line of 98 Cornwall, where it abuts the Railroad, which was originally the southern shore of the North Mill Pond.

In the 1930's Portsmouth Ice and Coal Co., Inc. ("Portsmouth Ice & Coal") acquired the individual lots making up 98 Cornwall and removed the residential structures and blocked off Cornwall Street and began using 98 Cornwall to distribute ice and coal. In 1951, the Receiver for Portsmouth Ice & Coal sold 98 Cornwall to Charles H. Walker and the property was operated by the C.B. Walker Co. as a coal distribution facility. During the 1950's, the existing coal shed was

DANIEL C. HOEFLE | ALEC L. MCEACHERN | PETER V. DOYLE | MATTHEW J. COWAN
R. TIMOTHY PHOENIX | KEVIN M. BAUM | MONICA F. KIESER | STEPHEN H. ROBERTS In Memoriam
LAWRENCE B. GORMLEY | JACOB J.B. MARVELLEY | CHRISTOPHER P. MULLIGAN | OF COUNSEL:
R. PETER TAYLOR | GREGORY D. ROBBINS | STEPHANIE J. JOHNSON | SAMUEL REID &

extended across the width of Cornwall Street, physically obstructing entry to 98 Cornwall. This coal shed was removed in the late 1970's, leaving a concrete pad and retaining wall in place. In 1980, Charles H. Walker sold 98 Cornwall and after several intervening owners Regan Electric purchased it in 1992.

Cornwell Street has not physically existed on 98 Cornwall for approximately 90 years and there is no visible evidence of it today. Under RSA 229:5, VII, the portion of Cornwall Street located on 98 Cornwall was rendered a Class VI road, based on the City not maintaining and repairing it in suitable condition for travel for a period of 5 successive years or more. The City's tax maps do not show Cornwall Street as being located on 98 Cornwall and Regan Electric has always paid property taxes on the Cornwall Street land located on 98 Cornwall, as if it owned the fee title.

Supporting Exhibits

Based upon our review of relevant title records, Cornwall Street and the surrounding lots were created (and the roadways dedicated) pursuant to a plan entitled "Plan of the Rock Field in the Town of Portsmouth," prepared by Benjamin Akerman, dated 1815, and recorded in the Rockingham County Registry of Deeds as Plan 00562 on November 10, 1845 (the "1815 Plan"). Exhibit 1. The 1815 Plan shows Cornwall Street extending to the shore of Islington Creek, a body of water now known as the North Mill Pond, and the 98 Cornwall property as consisting of approximately seven separate lots. Id. Also attached is a Certified Sanborn Map report showing the history of 98 Cornwall over time from 1887 through 1980 (the "Sanborn Maps"). Exhibit 2. The 1949 Sanborn Map shows that the buildings that had fronted Cornwall Street on the 1920 Sanborn Map had been removed, and the separate lots merged into one parcel, as it exists today, with a coal shed partially obstructing the path of Cornwall Street. Exhibit 2 at p. 5. The title history suggests the section of Cornwall Street located on 98 Cornwall was abandoned between 1930 and 1940 when Portsmouth Ice & Coal acquired ownership of the 98 Cornwall lots, resulting in the configuration shown on the 1949 Sanborn Fire Map (Exhibit 2 at p. 5). After 1949, the Sanborn Maps show Cornwall Street ending at 98 Cornwall's property line, with the coal shed extending across the entire width of Cornwall Street until its removal in the late 1970's. Exhibit 2. Today, the City's Tax Map (Exhibit 3) and GIS Map (Exhibit 4) both show Cornwall Street stopping at 98 Cornwall's property line, rather than continuing through that property to what is now the Railroad, as shown on the 1815 Plan.

The portion of Cornwall Street bisecting Regan Electric's Property cannot be used as a public way in its current condition. Photos of the area indicate that mature trees, shrubs, and other greenery have grown into the untraveled portion of Cornwall Street. (Exhibit 5). In addition, the Draft Street Discontinuance Plan prepared in support of Regan Electric's request shows a chain

link fence and a concrete retaining wall from the old coal shed, spanning across Cornwall Street at 98 Cornwall's property line. (Exhibit 6).

Justification

While Cornwall Street is a Class V road, the portion of Cornwall Street located on 98 Cornwall has not been maintained and repaired by the City of Portsmouth in suitable condition for travel for a period exceeding five years, rendering it a Class VI road pursuant to RSA 229:5, VII. As indicated on the attached exhibits, it is unlikely that this abandoned section of Cornwall Street will ever be improved for use as a public street because it would go nowhere and serve no one. Under RSA 231:43, the unused section of Cornwall Street contained within Regan Electric's Property can be discontinued by City vote. Discontinuance will be consistent with the City's maps, its tax assessments, and Regan Electric's use of its property and will cause no harm or prejudice to the City or its citizens. Any physical extension of Cornwall Street beyond the existing constructed portion would serve no public purpose and no lots require access to this unused portion of Cornwall Street for ingress or egress.

Requested Relief

Regan Electric requests the City Council vote to discontinue the abandoned portion of Cornwall Street located on 98 Cornwall Street, as shown on the Street Discontinuance Plan, subject to the City's continued right to maintain the existing sewer line passing through 98 Cornwall, as expressly provided for in RSA 231:46.

Accordingly, Regan Electric respectfully request that the City Council formally vote to:

a. Release any and all right, title, and interest of the City in and to the abandoned portion of Cornwall Street beginning at an iron rod found at the southeasterly corner of Tax Map 139, Lot 1 thence South 57°02'43" West a distance of 38.92'to an iron rod, thence turning and running North 33°43'00" West a distance of 74.02' to an iron rod, thence turning and running North 42°03'55" East a distance of 30.95' to an iron rod, thence turning and running South 33°43'00" East a distance of 82' to the point of beginning, being a total of 2,340 s.f.; and

b. That any such release be made subject to the retention of a sewer easement for the benefit of the City for any existing public utilities within the released area.[1]

[1] The Street Discontinuance Plan shows a small portion of an existing public sewer line running through the unused portion of Cornwall Street. Regan Electric proposes reservation of a 20' sewer easement to provide the City access to the sewer line for maintenance and repairs.

Please do not hesitate to contact me for any additional information or if anything further is needed to complete the requested release. Thank you for your time and attention to this request.

Sincerely,

Stephanie J. Johnson

cc: Regan Electric
Attorney Trevor McCourt

Enclosures: Exhibit 1 – 1815 Plan
Exhibit 2 – Certified Sanborn® Map Report
Exhibit 3 – Tax Map 139
Exhibit 4 – GIS Map
Exhibit 5 – Google Earth Site Photos
Exhibit 6 – Street Discontinuance Plan

EXHIBIT 1

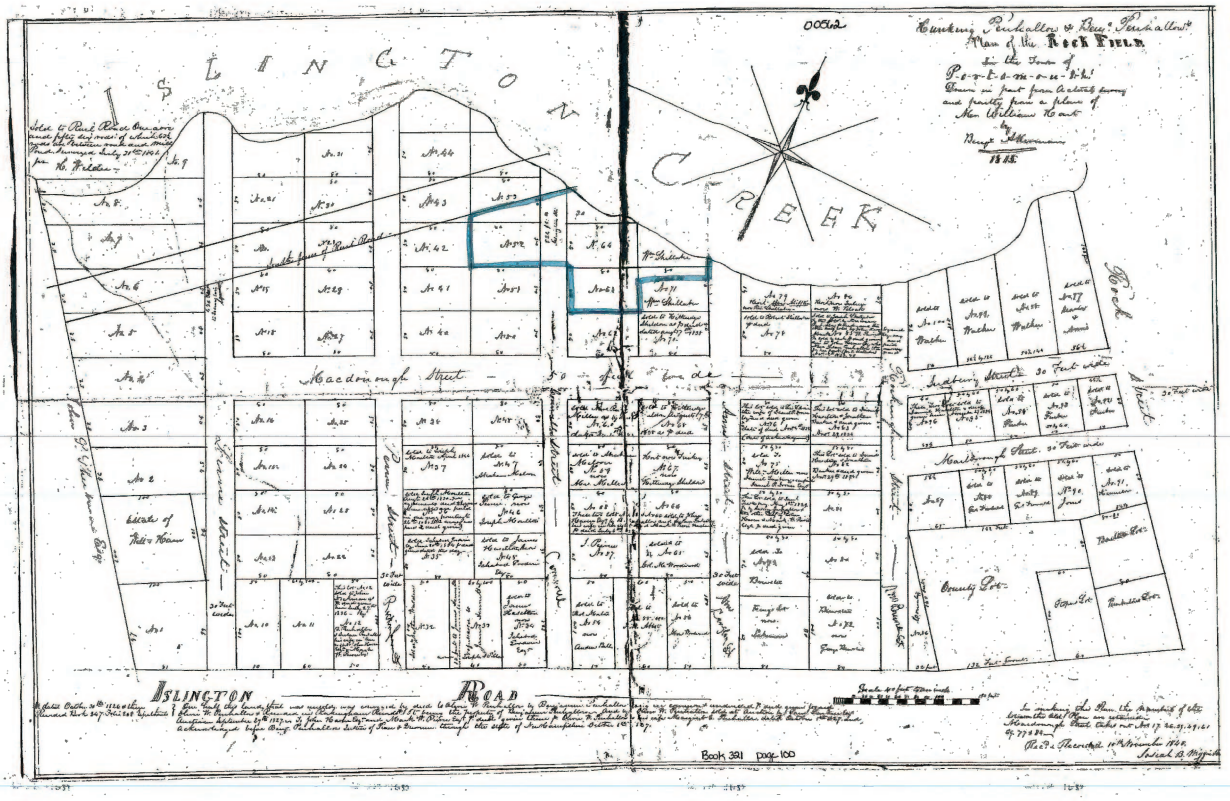

Hawkins Pendallon & Dan.l Pendallon's
Map of the ROCK FIELD
in the Town of
P-e-n-t-o-n-v-i-l-l-e
Drawn in part from a Survey
and partly from a plan of
Wm Williams Esqr
by
Nath.l Hawkins
1845
ISLINGTON
ROAD
Meadow ground Street
Broadway Street
Back Street
Creek
Book 321 page 100

EXHIBIT 2

Regan Electric
94 Langdon Street
Portsmouth, NH 03801

Inquiry Number: 8162072.3
November 04, 2025

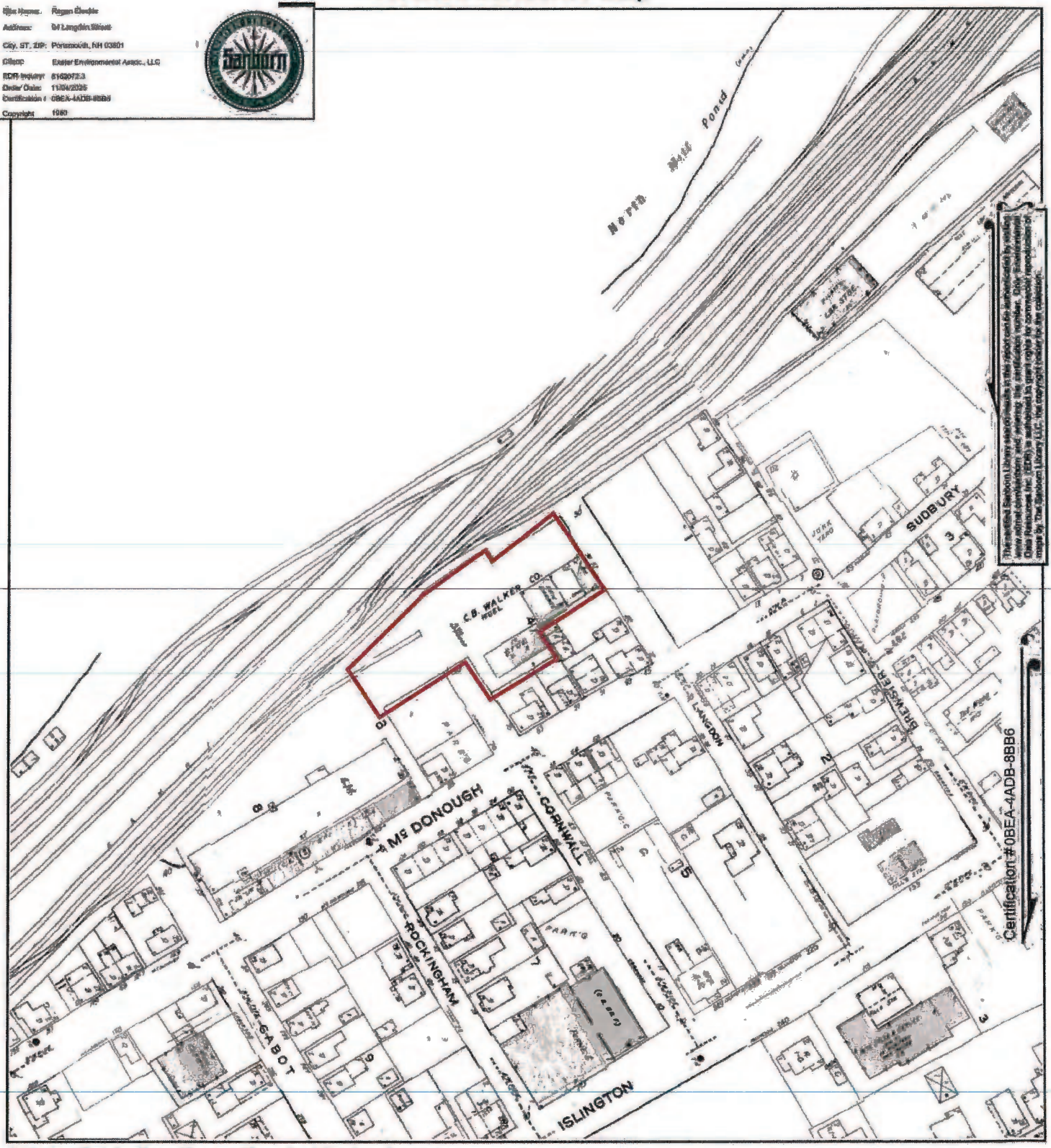
Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map

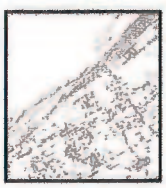
1980

Site Name: Regan Chrysler
Address: 94 Langdon Street
City, ST, ZIP: Portsmouth, NH 03801
Client: Easter Environmental Assoc., LLC
EDR Inquiry: 8162072.3
Order Date: 11/04/2025
Certification #: 0BEA-4ADB-8BB6
Copyright: 1980



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600





Volume 1, Sheet 5
Volume 1, Sheet 4

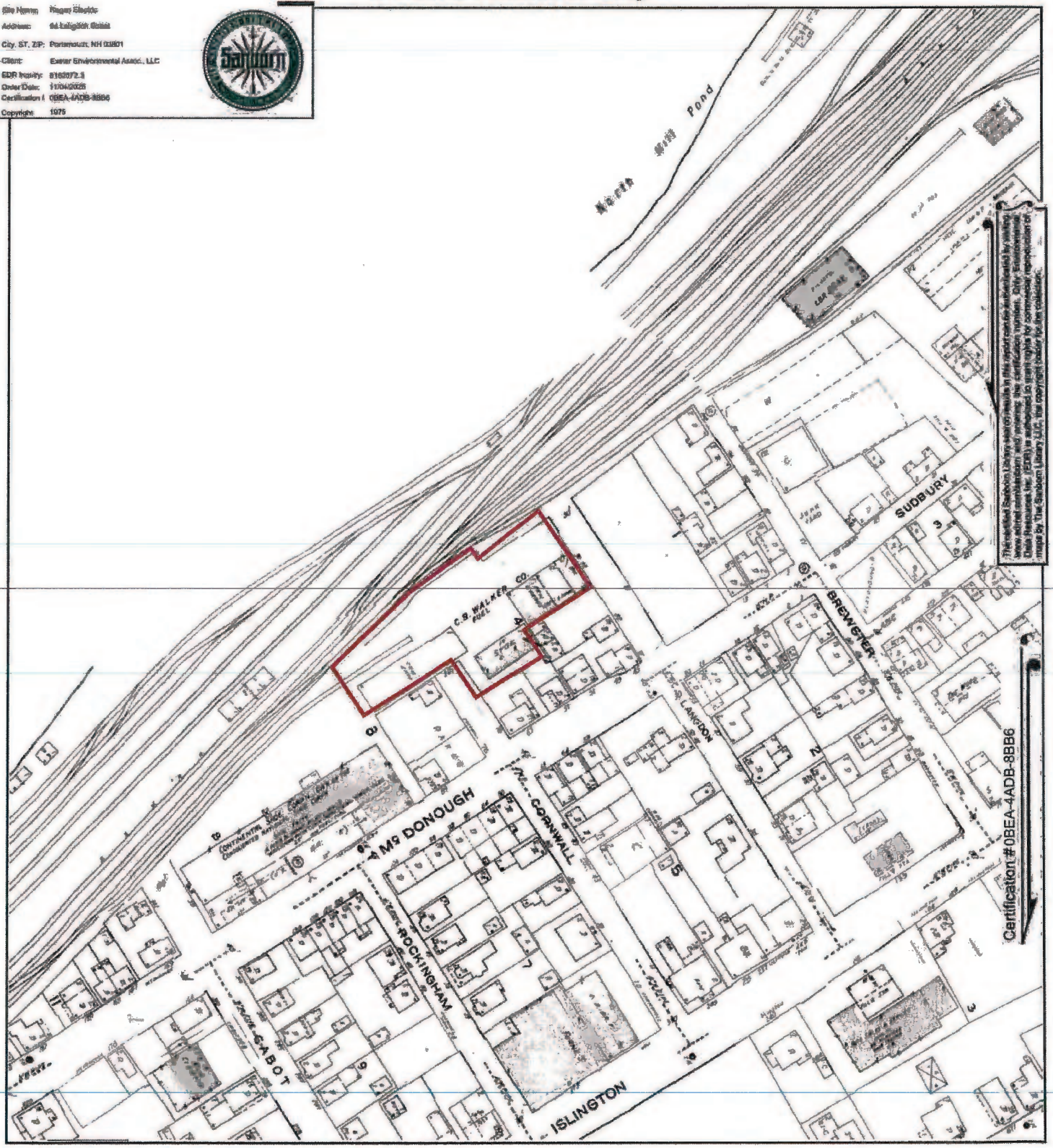
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8162072 - 3 page 6

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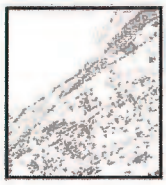
1975

Site Name: Regal Electric
Address: 44 Islington Street
City, ST, ZIP: Portsmouth, NH 03801
Client: Exeter Environmental Assoc., LLC
EDR Inquiry: 8162072.3
Order Date: 11/04/2025
Certification #: 0BEA-4ADB-8BB6
Copyright: 1975



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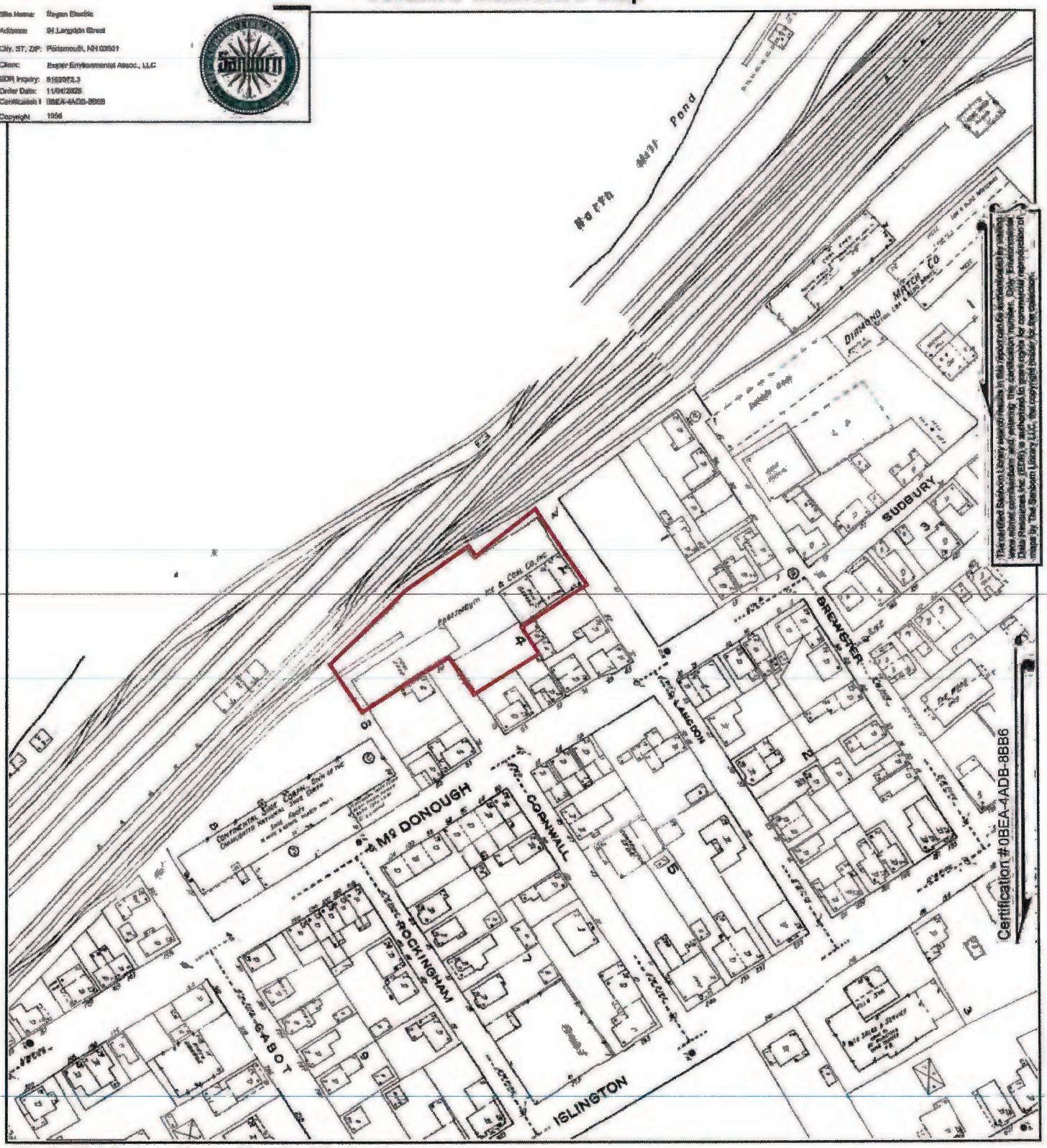
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8162072 - 3 page 7

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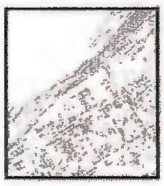
1956

Site Name: Regan Electric
Address: 84 Langdon Street
City, ST, ZIP: Portsmouth, NH 03801
Client: Eagle Environmental Assoc., LLC
EDR Inquiry: 8162072.3
Order Date: 11/04/2025
Certification #: 0BEA-4ADB-8BB6
Copyright: 1956



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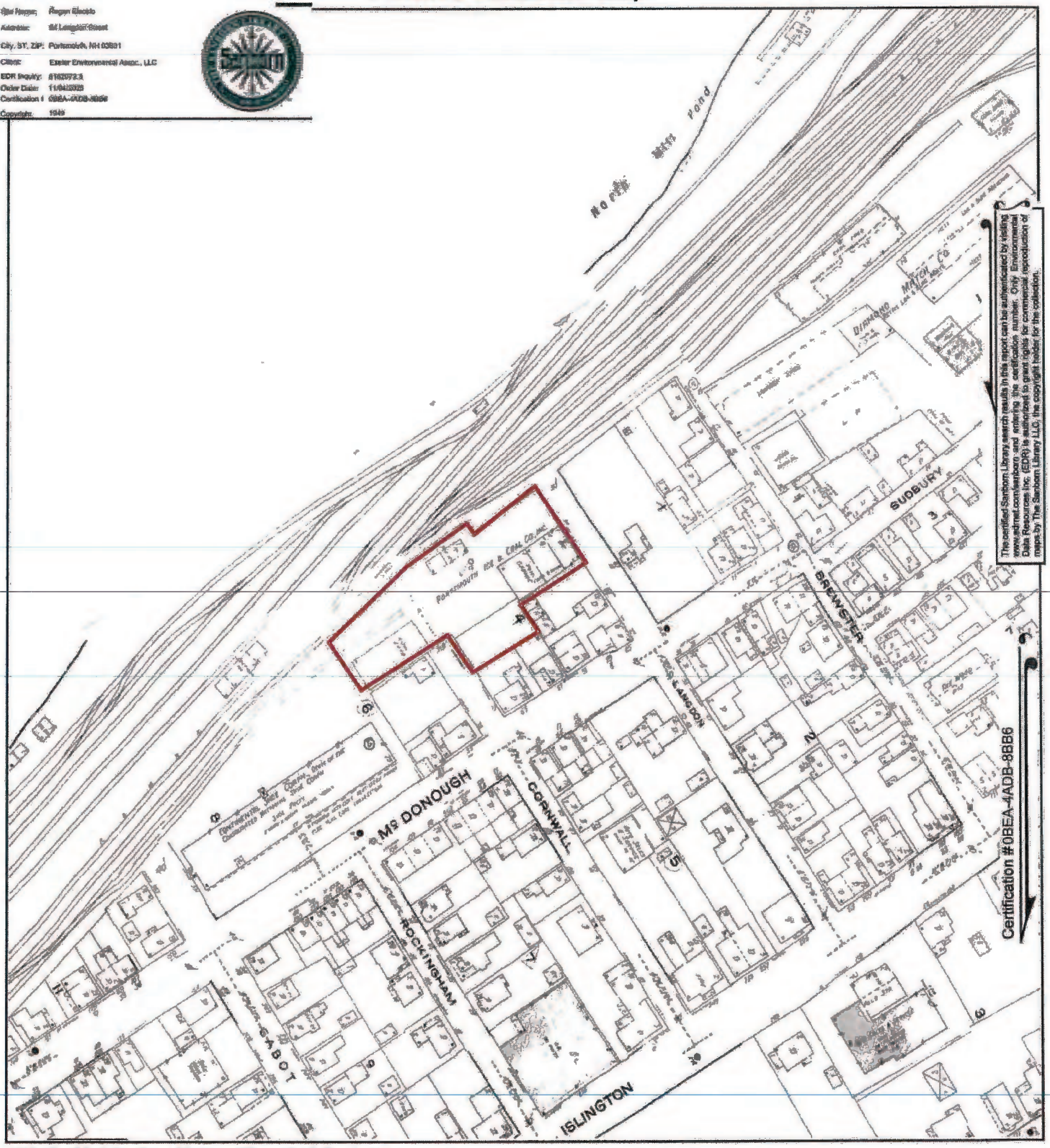
8162072 - 3 page 8

EDR

Certified Sanborn® Map

1949

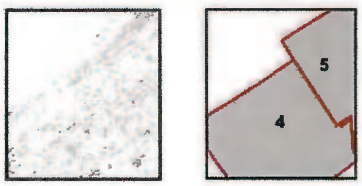
Site Name: Roger Brooks
Address: 64 Langdell Street
City, ST, ZIP: Portsmouth, NH 03801
Client: Exeter Environmental Assoc., LLC
EDR Inquiry: 8162072.3
Order Date: 11/04/2020
Certification #: 0BEA-4ADB-8BB6
Copyright: 1949



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Volume 1, Sheet 5

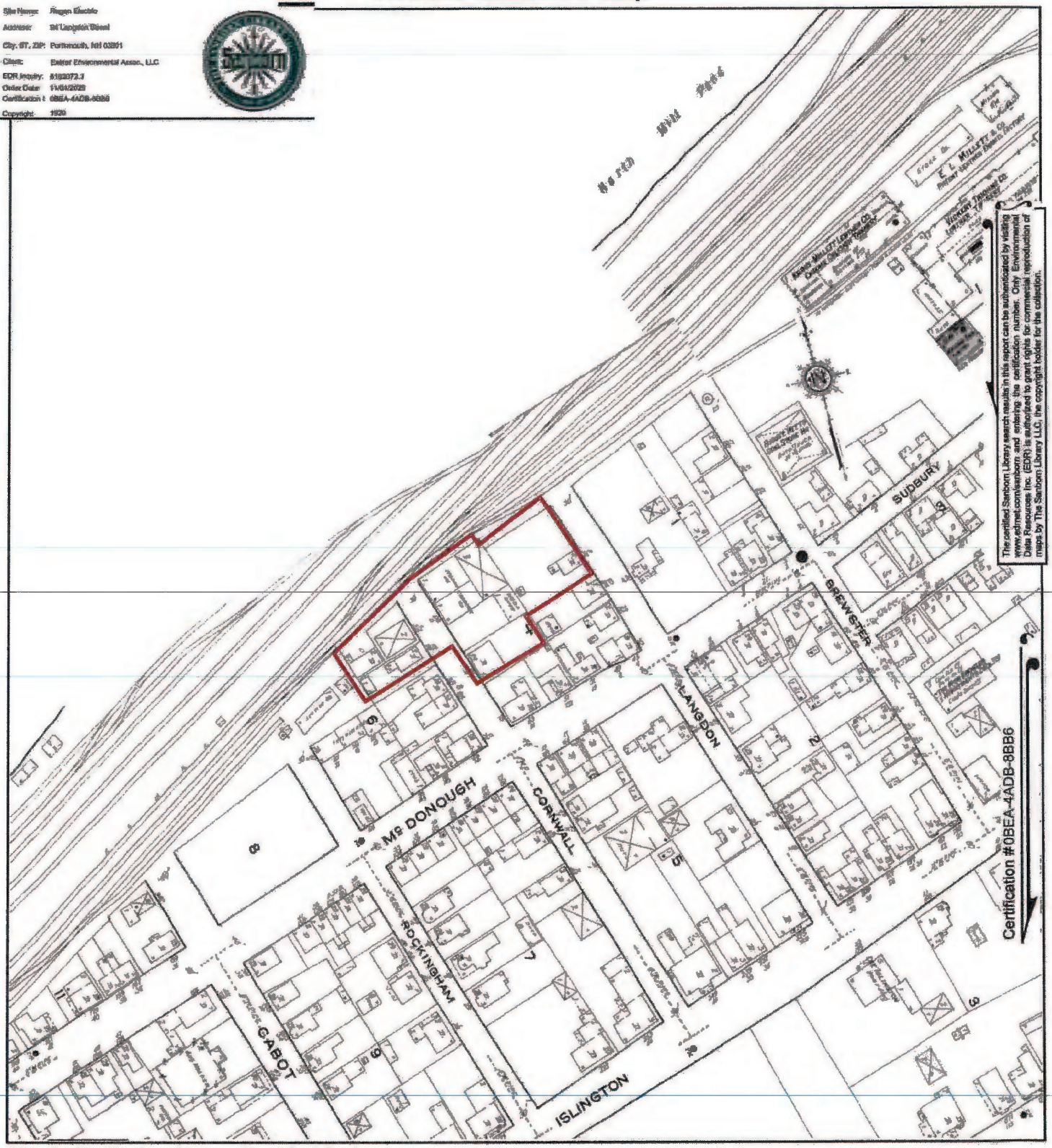
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8162072 - 3 page 9

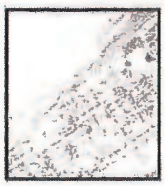
Certified Sanborn® Map

1920

Site Name: Regan Electric
Address: 94 Langdon Street
City, ST, ZIP: Portsmouth, NH 03801
Client: Exeter Environmental Assoc., LLC
EDR Inquiry: 8162072.3
Order Date: 11/04/2020
Certification #: 0BEA-4ADB-8BB6
Copyright: 1920



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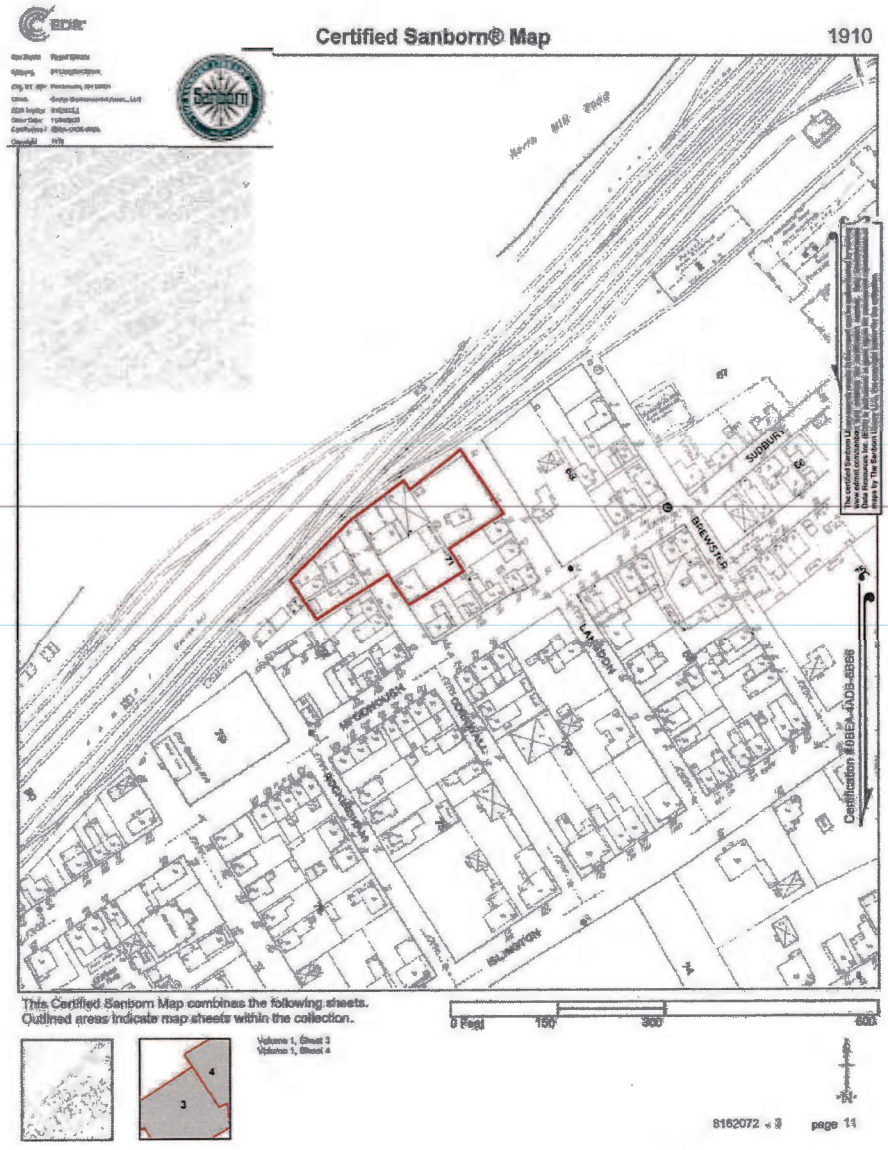


Volume 1, Sheet 5
Volume 1, Sheet 4

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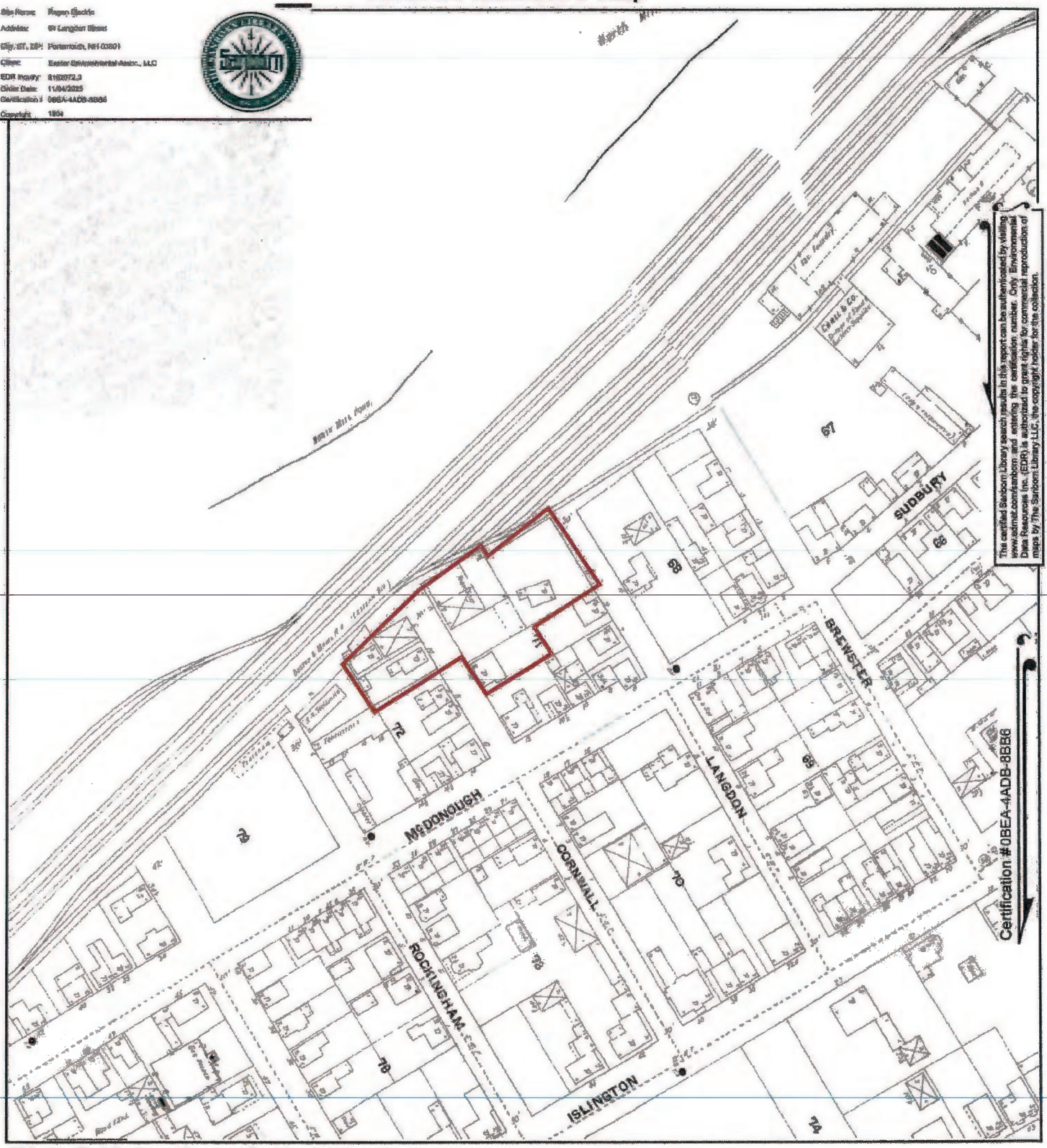
8162072 - 3 page 10


Certified Sanborn® Map
1910
SUDBURY
BRATTLE PL
LAWSON
HADDON
COOLIDGE HILL
ISLINGTON
Certification #08EA-4AD8-4B98
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150
300
600
8162072 - 3
page 11

Certified Sanborn® Map

1904

Site Name: Regan Electric
Address: 69 Langdon Street
City, ST, ZIP: Portsmouth, NH 03801
Client: Eastar Environmental Assoc., LLC
EDR Inquiry: 8162072.3
Order Date: 11/04/2025
Certification #: 0BEA-4ADB-8BB6
Copyright: 1904



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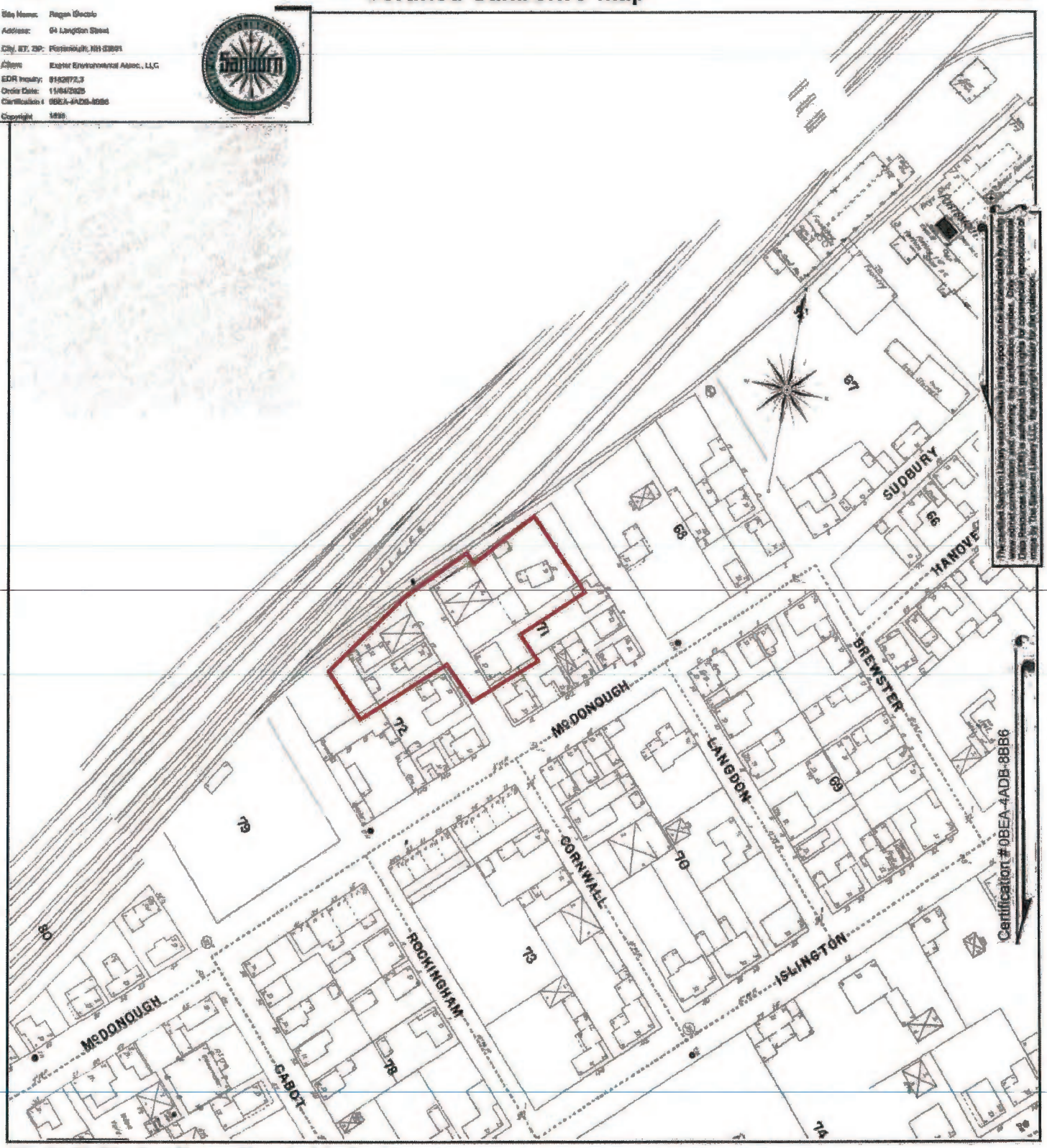
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8162072 - 3 page 12

Certified Sanborn® Map

1898

Site Name: Regan Electric
Address: 64 Langdon Street
City, ST, ZIP: Portsmouth, NH 03801
Client: Exeter Environmental Assoc., LLC
EDR Inquiry: 8162072.3
Order Date: 11/04/2025
Certification #: 0BEA-4ADB-8BB6
Copyright: 1898



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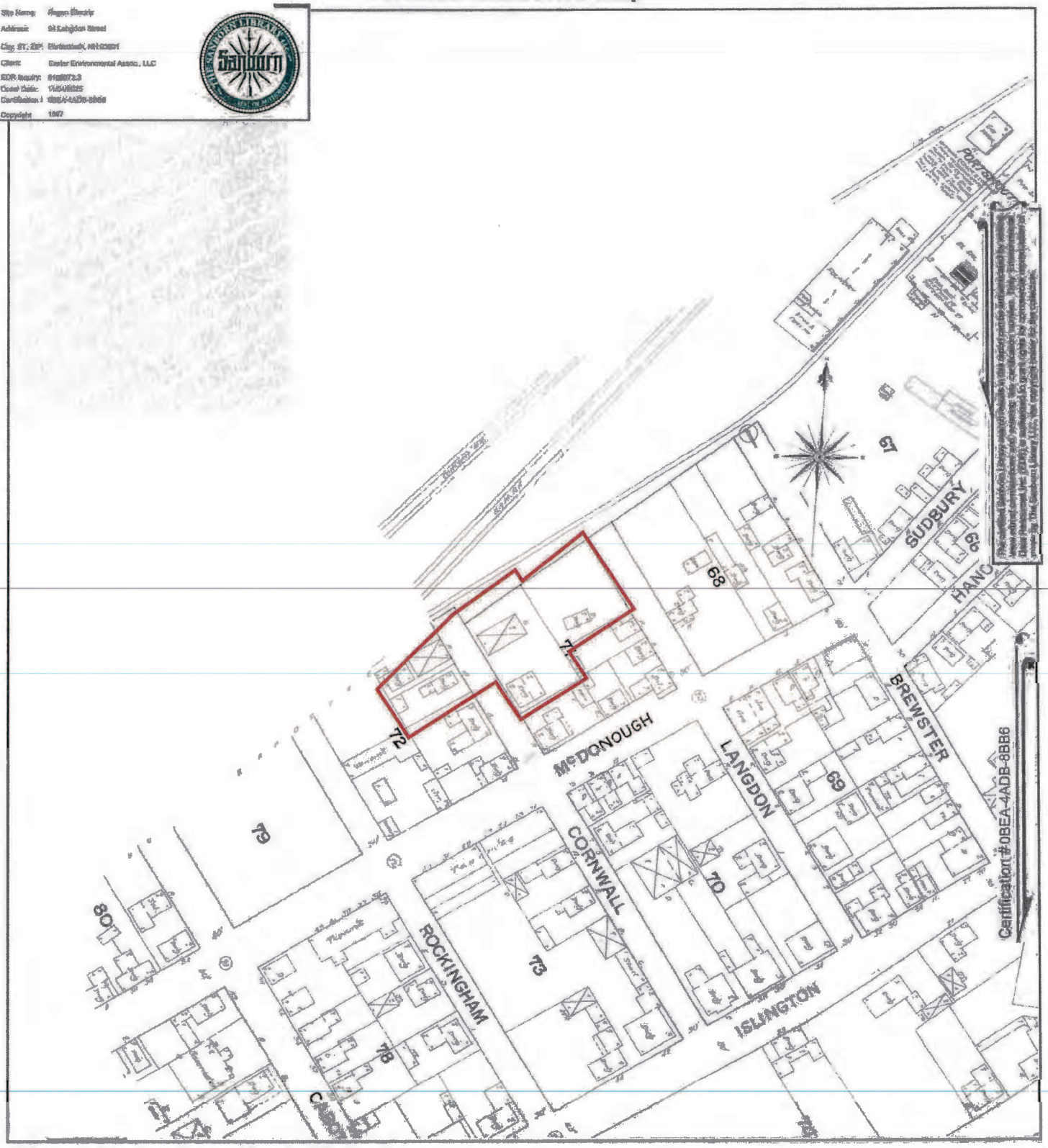


Volume 1, Sheet 12
Volume 1, Sheet 14

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8162072 - 3 page 13

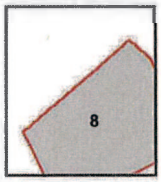
Site Name: Hagan Electric
Address: 84 Langdon Street
City, ST, ZIP: Portsmouth, NH 03801
Client: Easter Environmental Assoc., LLC
EDR Inquiry: 8162072.3
Cover Date: 11/04/2025
Certification #: 0BEA-4ADB-8BB6
Copyright: 1887



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Volume 1, Sheet 8

N

City of Portsmouth, NH

EXHIBIT 4
June 2, 2026



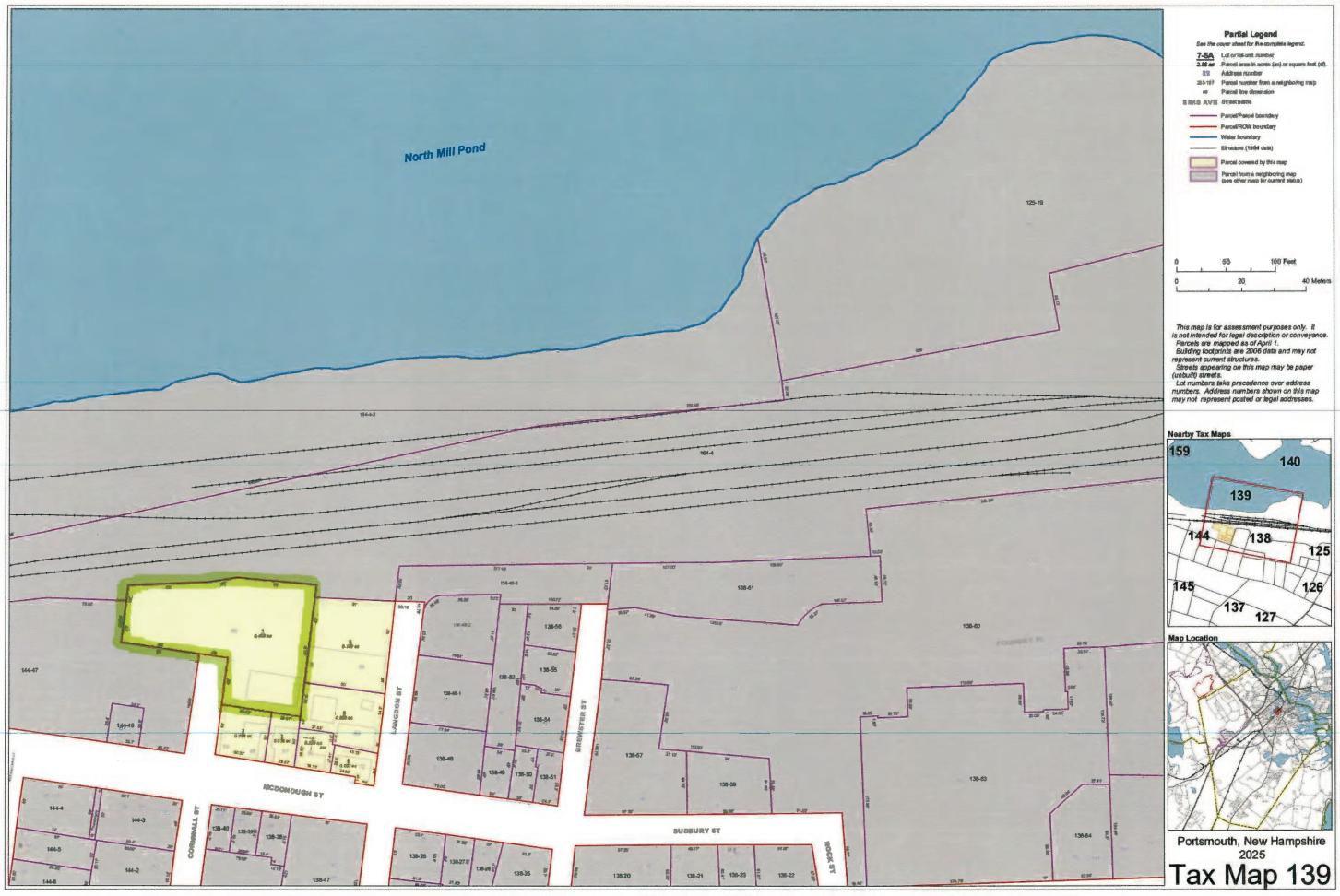
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/06/2026

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

EXHIBIT 3


North Mill Pond
MCDONOUGH ST
CORNWALL ST
LANGDON ST
BRIDGE ST
SUDBURY ST
Partial Legend
See the cover sheet for the complete legend.
7-5A Lot or lot-unit number
2.56 ac Parcel area in acres (ac) or square feet (sf).
53 Address number
20-197 Parcel number from a neighboring map
or Parcel line dimension
SMS AVE Street name
Parcel/Parcel boundary
Parcel/ROW boundary
Water boundary
Structure (1994 data)
Parcel covered by this map
Parcel from a neighboring map (see other map for current status)
0 50 100 Feet
0 20 40 Meters
This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.
Nearby Tax Maps
159
140
139
144
138
125
145
126
137
127
Map Location
Portsmouth, New Hampshire
2025
Tax Map 139

City of Portsmouth, NH

EXHIBIT 4
June 2, 2026



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Geometry updated 03/06/2026

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EXHIBIT 5

99 Cornwall St

Portsmouth, New Hampshire



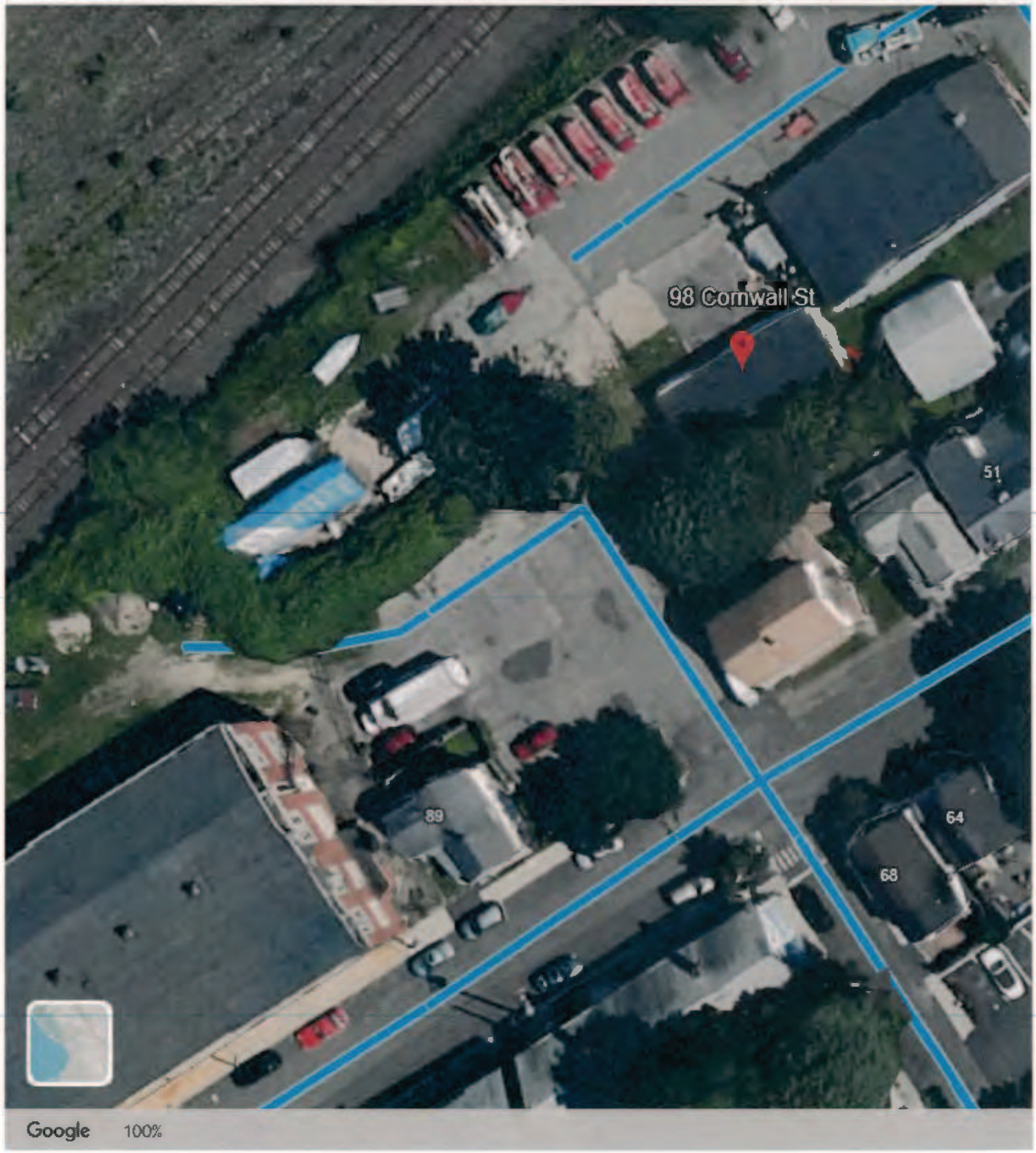
101 Langdon St

Portsmouth, New Hampshire



File Edit View Add Tools Help

98 Cornwall Street, Portsmouth, I



File Edit View Add Tools Help

98 Cornwall Street, Portsmouth,

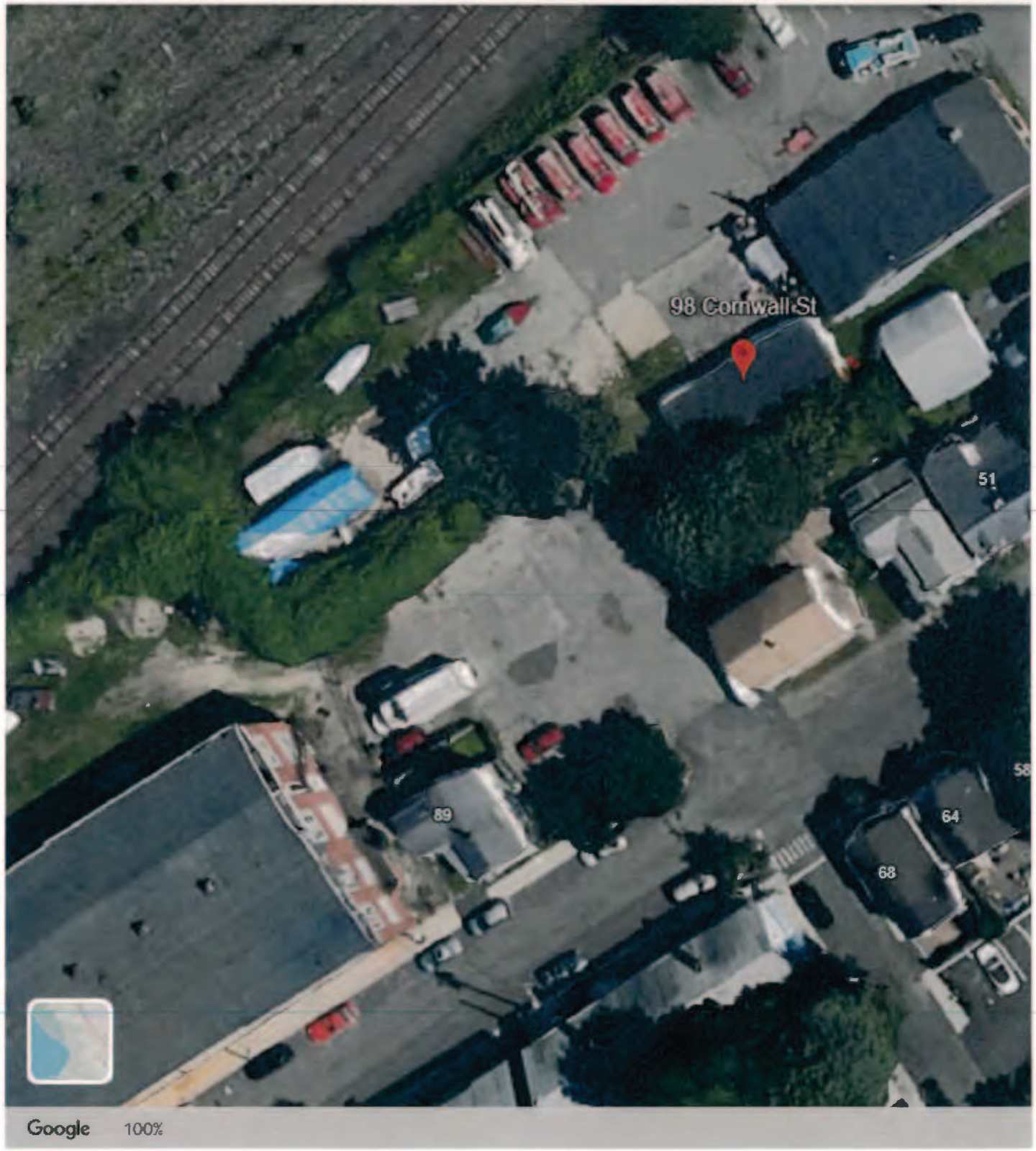
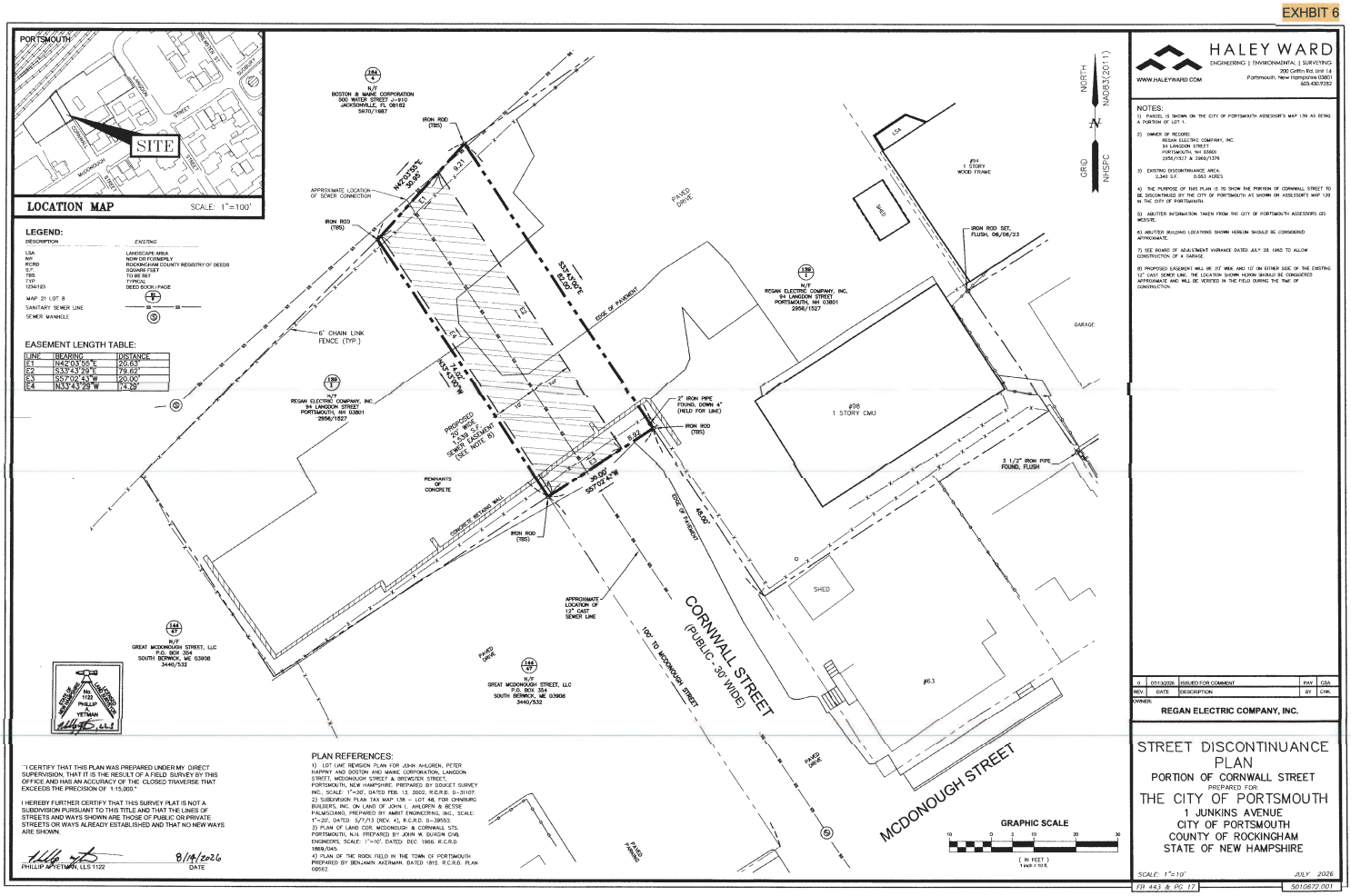


EXHIBIT 6



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

I HEREBY FURTHER CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

PHILLIP AFTEMAN, LLS 1122 — 8/14/2026 DATE

PLAN REFERENCES:
1) LOT LINE REVISION PLAN FOR JOHN AHLGREN, PETER HAPPNY AND BOSTON AND MAINE CORPORATION, LANGDON STREET, MCDONOUGH STREET & BREWSTER STREET, PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY EDUCET SURVEY INC., SCALE: 1"=20', DATED FEB. 13, 2002, R.C.R.D. D-31107.
2) SUBDIVISION PLAN TAX MAP 138 – LOT 48, FOR CHINBURG BUILDERS, INC. ON LAND OF JOHN L. AHLGREN & BESSE PALMISCIANO, PREPARED BY AMBIT ENGINEERING, INC., SCALE: 1"=20', DATED: 5/7/13 (REV. 4), R.C.R.D. D-38552.
3) PLAN OF LAND CDR, MCDONOUGH & CORNWALL STS. PORTSMOUTH, N.H. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, SCALE: 1"=10'. DATED: DEC. 1966. R.C.R.D. 1868/045.
4) PLAN OF THE ROCK FIELD IN THE TOWN OF PORTSMOUTH PREPARED BY BENJAMIN ACKERMAN. DATED 1815. R.C.R.D. PLAN 00162.

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Rd Unit 14
Portsmouth, New Hampshire 03801
603.430.7080

NOTES:
1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS BEING A PORTION OF LOT 1.
2) OWNER OF RECORD:
REGAN ELECTRIC COMPANY, INC.
94 LANGDON STREET
PORTSMOUTH, NH 03801
2956/1527 & 3465/1376
3) EXISTING DISCONTINUANCE AREA:
2,340 S.F. 0.053 ACRES
4) THE PURPOSE OF THIS PLAN IS TO SHOW THE PORTION OF CORNWALL STREET TO BE DISCONTINUED BY THE CITY OF PORTSMOUTH AS SHOWN ON ASSESSOR'S MAP 138 IN THE CITY OF PORTSMOUTH.
5) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.
6) ABUTTER BUILDING LOCATIONS SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE.
7) SEE BOARD OF ADJUSTMENT VARIANCE DATED JULY 28, 1955 TO ALLOW CONSTRUCTION OF A GARAGE.
8) PROPOSED EASEMENT WILL BE 20' WIDE AND 10' ON EITHER SIDE OF THE EXISTING 12" CAST SEWER LINE. THE LOCATION SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE AND WILL BE VERIFIED IN THE FIELD DURING THE TIME OF CONSTRUCTION.

REV.	DATE	DESCRIPTION	BY	CHK.
0	07/30/26	ISSUED FOR COMMENT	PAY	CSA

OWNER:
REGAN ELECTRIC COMPANY, INC.

STREET DISCONTINUANCE PLAN

PORTION OF CORNWALL STREET
PREPARED FOR:
THE CITY OF PORTSMOUTH
1 JUNKINS AVENUE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=10' JULY 2026
739 443 & PG. 17
5010672.001

CITY OF PORTSMOUTH

Legal Department
Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
tmccourt@portsmouthnh.gov
(603) 610-7234

Trevor P. McCourt
Deputy City Attorney

Date: October 8, 2026

To: Peter Stith, Assistant Planning Director

From: Trevor P. McCourt, Deputy City Attorney

Re: 20 Taft Road
Paper Street Release Request

On August 20, 2026, Shannon Harrington and her husband, James St. Pierre, jointly wrote to the City Clerk requesting the release of the paper street along the northerly boundary of the property at 20 Taft Road (Assessor's Map 268, Lot 91), which Mrs. Harrington owns. Mrs. Harrington and Mr. St. Pierre report that they have consulted with the owners of the neighboring property at 22 Taft Road (Assessor's Map 268, Lot 90), who agree that the paper street should be divided equally between the two properties.

The paper street was dedicated to public use through the recordation of a subdivision plan titled "Plan Number One of Lots, Elwyn Park," dated October 1972 and recorded at the Rockingham County Registry of Deeds as Plan No. D-3407. The plan labels the street affecting the subject parcel as "proposed street." The City never formally accepted or opened the proposed street for public use. A City sewer lateral serving Dondero Elementary School passes through a portion of the proposed street.

The Legal, Planning and Sustainability, and Public Works Departments support releasing the City's interest in the paper street, provided that the property owners grant the City an easement protecting the existing sewer lateral serving Dondero Elementary School. As a condition of the release, the property owners should obtain, at their expense, a surveyed plan depicting both the limits of the paper street interest to be extinguished and the proposed sewer easement area. No surveyed plan has yet been prepared. The aerial photograph below shows the subject parcels and the paper street running between them.



cc:

2025 New Hampshire Revised Statutes -Title LXIV - Planning and Zoning
Chapter 674 - Local Land Use Planning and Regulatory Powers
Section 674:44-a - Heritage Commission & Section 674:44-b - Powers.

673:4-a- Heritage Commissions

I. The heritage commission shall consist of not less than 3 members and no more than 7 members who shall be appointed in a manner as prescribed by the local legislative body.

II. Each heritage commission member shall be a resident of the city or town which establishes the commission. One commission member shall be a member of the local governing body. One commission member may be a member of the planning board. Not more than 5 alternate members may be appointed. When an alternate sits in absence or disqualification of a regular member, the alternate shall have full voting powers. If there is a historic district commission, one member of this commission shall be an ex officio member of the heritage commission. In determining each member's qualifications, the appointing authority shall take into consideration the appointee's demonstrated interest and ability to understand, appreciate and promote the purpose of the heritage commission.

III. Members of a heritage commission also may serve on other municipal boards and commissions, including but not limited to a conservation commission established under RSA 36-A, and a historic district commission established under RSA 673:4.

Source. 1992, 64:6. 1995, 138:4, eff. July 23, 1995.

674:44-b - Powers

I. Generally. Heritage commissions shall have advisory and review authority, specifically, as follows:

(a) Survey and inventory all cultural resources.

(b) Conduct research and publish findings, including reports to establish the legal basis for a district and preparation of historic district ordinances within the municipality prior to its adoption or amendment as provided in RSA 675:6.

(c) Assist the planning board, as requested, in the development and review of those sections of the master plan which address cultural and historic resources.

(d) Advise, upon request, local agencies and other local boards in their review of requests on matters affecting or potentially affecting cultural and historic resources.

(e) Coordinate activities with appropriate service organizations and nonprofit groups.

(f) Publicize its activities.

(g) Hire consultants and contractors as needed.

(h) Receive gifts of money and property, both real and personal, in the name of the city or town, subject to the approval of the city council in a city or the board of selectmen in a town, such gifts to be managed and controlled by the commission for its proper purposes.

(i) Hold meetings and hearings necessary to carry out its duties.

II. Property. The commission may acquire, in the name of the town or city, subject to the approval of the local governing body, by gift, purchase, grant, bequest, devise, lease, or otherwise, a fee or lesser interest, development rights, covenant, or other contractual right, including conveyances with conditions, limitations, or reversions, as may be necessary to acquire, maintain, improve, protect, limit the future use of, or otherwise conserve and properly use the cultural resources of the city or town, and shall manage and control the same; provided, however, that the city, town, or commission shall not have the right to condemn property for these purposes.

III. Historic District Commission. Heritage commissions also may assume, if authorized by the local legislative body, the composition and duties of historic district commissions.

Source. 1992, 64:2. 1993, 32:1. 1995, 138:5, eff. July 23, 1995.

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

NEW HAMPSHIRE 200

September 23, 2026

Peter Britz
Director of Planning & Sustainability
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Re: Conditions of Subdivision Approval (# LU-25-124)
48-50 Langdon Street, Portsmouth, NH
TFMoran Project: 47229.03

Dear Peter:

On behalf of our client, Martin Husslage, we respectfully request a 6-month extension of time to satisfy the Conditions of Approval for subdivision.

A six-month extension was previously granted on April 10, 2026 and the subdivision approval now expires on November 20, 2026. We anticipate having most conditions addressed by this time, however, there have been unexpected delays in demolition beyond our control. Demolition of the building is the last step required for us to record the Subdivision Plan. A demolition contractor is in place and expects demolition in October. This request for an additional six months is only needed in the event demolition is yet again delayed.

Since demolition must take place prior to the recording of the Subdivision Plan, getting the plan recorded by November 20, 2026 leaves no time in the event of another delay. Based on these circumstances, we respectfully request a 6-month extension.

Cordially,
TFMoran, Inc.

J. Corey Colwell

J. Corey Colwell, LLS
Division Manager, Principal

JCC/arh

cc: Martin Husslage (Via email: mhusslage@outlook.com)

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com

TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222